PREPARED BY (AND RETURN TO):

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Instr:200005030044625 Page: 1 OF 2
REC'D FOR REC 05/03/2000 1:51:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

W & I Ref: (sk) Title No: 41616
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Richardson Patterson 4030 Westlawn Drive Nashville, TN 37209	First Horizon Home Mortgage d/b/aFirst Tennessee Mortgage P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 103-08-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 80,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James E. Throneberry and Teddy Jo Carson, the heirs at law of Mary Alma Throneberry,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Richardson Patterson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly one-half of the easterly 50 feet of the westerly 100 feet of Lot No. 352 on the map of The Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, said Register's Office, described as follows:

BEGINNING on the northerly margin of West Lawn Driveway, now known as West Lawn Drive, 50 feet easterly from the corner of Lots Nos. 351 and 352, being John W. Chester's southeast corner, thence with the northerly margin of said driveway easterly 50 feet to Freeman's southwest corner, thence with his westerly line northerly 225 feet, more or less, to a point halfway to Minnesota Avenue, formerly Murphy Road; thence at right angles westerly 50 feet more or less, to said Chester's easterly line; thence, with said line southerly 230 feet, more or less, to the beginning.

BEING the same property conveyed to Ted Throneberry and wife, Mary Alma Throneberry by deed from Bessie T. Davis and husband, J. Leroy Davis of record in Book 975, page 322, Register's Office for Davidson County, Tennessee. The said Ted Throneberry and Mary Alma Throneberry have since died, with Ted Throneberry predeceasing Mary Alma Throneberry. The said Mary Alma Throneberry died intestate, and by affidavit of heirship recorded prior hereto and simultaneously herewith, James E. Throneberry and Teddy Jo Carson are established as the heirs at law of Mary Alma Throneberry.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421, Page 32, and easement for flow of creek, said Register's Office.

This is improved property, known as: 4030 Westlawn Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2000.

James E. Throneberry

Teddy Jo Carson

State of Tennessee
County of Williamson

On this 28th day of April, 2000, before me the undersigned authority, personally appeared **James E. Throneberry** and **Teddy Jo Carson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80,000.00

4/28/2000

Affiant

Sworn and subscribed before me on the 28th day of April, 2000.

Notary Public

My Commission Expires: _____