File Box 29

Return To:
Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, TN 37214-3614
(615) 391-4185

Instr:20000613000059004 Page: 1 OF 3
REC'D FOR REC 06/13/2000 12:22:11PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $495.80

Seller: WELLNITZ
Order No.: 151120

Data ID: 30364
Job No.: 15723

# WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mr. & Mrs. Scott Patten
(Name)
1805 Merritt Street
(Street Address or Route Number)
Old Hickory, TN 37138
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

1st Trust Bank for Savings
(Name)
P. O. Box 17257
(Street Address)
Memphis, TN 38187-0257
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to PAUL A. WELLNITZ AND WIFE, PAMELA A. WELLNITZ (hereinafter referred to as Grantor, whether one or more) by SCOTT PATTEN and wife, HEATHER PATTEN

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

unimproved ( )
This is improved(x) property, known as

1805 MERRITT STREET
(House Number) (Street) (P.O. Address)

OLD HICKORY, TN 37138
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: WELLNITZ
Order No.: 151120

Data ID: 30364

Witness our hands this 26th day of May, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pamela A. Wellnitz
PAMELA A. WELLNITZ—Grantor

Paul A. Wellnitz
PAUL A. WELLNITZ—Grantor

STATE OF TN }
}
COUNTY OF Davidson }

Personally appeared before me, Judy Dedrick, a Notary Public in and for said County and State, PAUL A. WELLNITZ, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, TN, this 26 day of May, 2000.

My Commission Expires: 01-26-2002

Judy Dedrick
Notary Public

STATE OF TN }
}
COUNTY OF Davidson }

Personally appeared before me, Judy Dedrick, a Notary Public in and for said County and State, PAMELA A. WELLNITZ, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, TN, this 26 day of May, 2000.

My Commission Expires: 01-26-2002

Judy Dedrick
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $134,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Paul A. Wellnitz
PAUL A. WELLNITZ—Grantor

Pamela A. Wellnitz
PAMELA A. WELLNITZ—Grantor

STATE OF TN }
}
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 26 day of May, 2000.

(Affix Seal)

My commission expires: 01-26-2002

Judy Dedrick
Notary Public

Seller: WELLNITZ
Order No.: 151120

Data ID: 30364

# EXHIBIT "A"

## LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 160 ON THE PLAN OF PHASE TWO, WATERFORD SUBDIVISION, OF RECORD IN PLAT BOOK 7900, PAGES 412-413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GRANTORS BY DEED FROM J & M HOMEBUILDERS, INC., A TENNESSEE CORPORATION, DATED APRIL 4, 1994, RECORDED IN DEED BOOK 9302, PAGE 745, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.