THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Tennessee Title & Escrow Co.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00.

Gary M Patterson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19 day of January, 2001.

Notary Public
My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Davidson County DEEDWARR
Recvd: 01/23/01 14:03 2pgs
Fees:11.00 Taxes:484.70
20010123-0006975

WARRANTY DEED

ADDRESS OF NEW OWNER:
Gary M. Patterson, et al
512 Brookview Estates Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

MAP-PARCEL NUMBERS:
162-10-74.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY SUSAN ROWAN, an unmarried person,** hereinafter referred to as Grantor, hereby transfers and conveys to **GARY M. PATTERSON and wife, BEVERLY J. PATTERSON and NARKEITA C. PATTERSON, an unmarried person,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Brookview Estates, Section1, as of record in Book 4460, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charles E. Rowan, Jr. and wife, Mary Susan Rowan, by deed from American Mortgage Insurance Company, of record in Book 4984, page 31, Register's Office for said county.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as:**512 Brookview Estates Drive, Antioch, TN 37013.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19 day of January, 2001.

Mary Susan Rowan
MARY SUSAN ROWAN*

***MARY SUSAN ROWAN has survived her husband, CHARLES E. ROWAN, JR. His Last Will and Testament having been duly probated and recorded in Will Book 189, Page 61, Davidson County Probate Court Clerk's Office.**

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **MARY SUSAN ROWAN**, with whom I am personally acquainted or who proved 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 this 19 day of January, 2001.

Notary Public

My Commission Expires: 1/30/02

