Davidson County DEEDWARR
Recvd: 01/24/01 09:18 2pgs
Fees:11.00 Taxes:395.53
20010124-0007193

**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 106,900.00

Carrie Beth Steele
Affiant

Subscribed and sworn to before me, this 19th day of January, 2001

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| CARRIE BETH STEELE<br>1715 Electric Avenue<br>Nashville, Tennessee 37206 | BANK OF AMERICA<br>1400 Best Plaza Suite 101<br>Richmond, Virginia 23227 | MAP 94-02<br>PARCEL 74 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIX THOUSAND NINE HUNDRED AND NO/100---------- ($ 106,900.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, RICKY L. PATTON AND WIFE, SHEILA H. PATTON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARRIE BETH STEELE, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 53 on the Plan of the United Electric Railway Company's Addition as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

SAID Lot 53 fronts 50.0 feet on the northerly side of Electric Avenue and extends back between parallel lines with the westerly margin of South 18th Street, 150.0 feet to an alley.

BEING the same property conveyed to Ricky L. Patton and Sheila Harding, as tenants in common with rights of survivorship, by deed from Ann Hensley, devisee of the Will of Bertha H. Pace, of record in Book 7685, page 944, Register's Office for Davidson County, Tennessee; the said said Ricky L. Patton and Sheila Harding having since married and the said Sheila Harding is now known as Sheila H. Patton.

This is improved property known as 1715 Electric Avenue, Nashville, Tennessee 37206

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of United Electric Railway Company's Addition of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of January, 2001.

RICKY L. PATTON

SHEILA H. PATTON

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICKY L. PATTON AND WIFE, SHEILA H. PATTON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2001.

My Commission Expires: September 29, 2001

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public