THIS INSTRUMENT WAS PREPARED BY:

DAY & BIRDWELL, P.C.
Attorneys at Law
19 South Jefferson Avenue
Cookeville, TN 38501

Davidson County DEEDWARR
Recvd: 02/21/01 09:11 2pgs
Fees:11.00 Taxes:321.35
20010221-0015942

095-03-0
102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the forgiveness of the outstanding principal balance and cancellation of said Promissory Note, executed by Kelly Thompson as borrower, and Weldon Robert Patterson, as lender, in the principal amount of $86,850.00, and the full release of a certain Deed of Trust executed by Kelly Thompson, as first party, David O. Day, as Trustee, and Weldon Robert Patterson, as third party, with a maximum principal indebtedness of $86,850.00, recorded in Book 10468, Page118, Register's Office of Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KELLY THOMPSON, a single person**, hereinafter "grantor", has this day bargained and sold, and by these presents does transfer and convey unto **WELDON ROBERT PATTERSON, as an individual,** hereinafter "grantee", his heirs, successors and assigns, a certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> BEING LOT NO. 173 of the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 173 fronts 111 feet on the westerly side of Fairway Drive and runs back 182.9 feet on the northerly line and 210.7 feet on the southerly line, to a dead line in the rear, measuring 71.2 feet thereon.
>
> The last and previous conveyance being a Warranty Deed to Kelly Thompson, a single person from Weldon Robert Patterson, a single person, recorded in Book 10468, Page 115, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estates, titles, and interest thereto belonging to the said grantee, his heirs, successors 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.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said grantee, his heirs against the lawful claims of all persons whomsoever.

Witness our hands, this the 20th day of February, 2001.

Kelly Thompson
KELLY THOMPSON

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State of Tennessee,
County of Davidson, ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kelly Thompson**, the within grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this the 20th day of February, 2001.

Marilyn Putnam
NOTARY PUBLIC

My commission expires:
4/5/04

CONSIDERATION OATH

State of Tennessee
County of Davidson, ss:

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 86,850.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Kelly Thompson
Weldon Robert Patterson
Affiant

Sworn to and subscribed before me this the 20th day of February, 2001.

Marilyn Putnam
Notary Public

My commission expires:
4/5/04

Send Tax Statements To: Weldon Robert Patterson
1651 Bunker Hill Rd.
Cookeville, TN. 38506

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