Davidson County DEEDWARR
Recvd: 04/17/01 13:58 2pgs
Fees:11.00 Taxes:336.70

20010417-0037572

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39750**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 91,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
2 DAY OF **April**, 2001.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MARIA PINSON **1449 Tempany Court** **Nashville, Tennessee 37219**	Bank of America N.A. 2059 Northlake Parkway Tucker, GA 30084	**50-3-97** **12D 87383**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, JIMMY DEE PATTON, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA PINSON, UNMARRIED**

HEREINAFTER CALLED THE 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. 108 on the Plan of Bellshire Terrace, Section 2, of record in Book 6250, Pages 673-674 , Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jimmy Dee Patton by Quitclaim Deed from Towana S. Patton of record in Book 11386, page 964, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jimmy Dee Patton and wife, Towana S. Patton by deed from Herb Taylor and wife, Susan K. Taylor, of record in Book 8726, Page 71, said Register's Office. The legal description in this instrument corrects the legal description in previous deeds; the map and parcel and tax I.D. numbers in previous instruments were correct and are repeated herein.

Unimproved ( )
This is improved (X) property, known as **1449 Tempany Court, Nashville, Tennessee 37219**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 2 DAY OF April, 2001.

X Jimmy Dee Patton by Catherine Wilson AIF
JIMMY DEE PATTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of April, 2001, before me personally appeared CATHERINE WILSON, to me known to be the person who executed the foregoing instrument in behalf of JIMMY DEE PATTON, UNMARRIED, as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said JIMMY DEE PATTON, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of April, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02