RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39915** FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/01 08:59 2pgs
Fees:11.00 Taxes:155.40

20010611-0060986

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 42,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **23RD DAY OF MAY, 2001.**

Notary Public

MY COMMISSION EXPIRES:

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

My Commission Expires MAY 26, 2002

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAMES PATTERSON 873 Granada Av. Nashville, TN 37206	**SAME**	**82-4-255** **27W-20300** **82-4-256** **27W 20295**

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, STEVEN P. JEFFORDS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES PATTERSON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT #1:

Being Lot No. 9 on the Plan of Carter Lane Place, of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

TRACT #2:

Being Lot No. 8 on the Plan of Carter Lane Place, of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Steven P. Jeffords by Trustee's Deed from Robert J. Notestine, III, Trustee, of record in Instrument Number 20010215-0014514, Register's Office4 for Davidson County, Tennessee.

Unimproved ( )
This is improved ( ) property, known as **881-883 Granada 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 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.

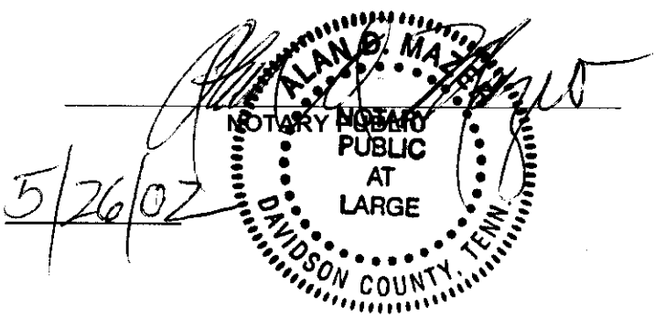
WITNESS MY HAND THIS 23RD DAY OF MAY, 2001.

STEVEN P. JEFFORDS

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 STEVEN P. JEFFORDS , the bargainor, with whom I am personally acquainted, (or proved 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 Nashville, Tennessee, this the 23rd day of May, 2001.



My Commission Expires: 5/26/02

My Commission Expires MAY 26, 2002