Davidson County DEEDWARR
Recvd: 06/13/01 14:10 2pgs
Fees:11.00 Taxes:388.50

20010613-0062355

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Wilbur Patton
Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2001.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 5-20-2003
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

ET-01-1266

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilbur Patton, ~~X~~ married	Prime Mortgage USA, Inc.	
(NAME)	(NAME)	
3734 Faulkner Drive	7486 Shadeland Station Way	147-08-0-148.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Indianapolis, IN 46256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NANCY S. BAKER, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILBUR PATTON, ~~X~~MARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 132 on the Plan of Hillbrook, Section III, of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 132 fronts 77 feet on the easterly side of Faulkner Drive and extends back 154.1 feet on the northerly line and 156 feet on the southerly line to a dead line in the rear measuring 77 feet thereon.

Being the same property conveyed to Steven E. Baker and wife, Nancy S. Baker by deed from Richard Lehiner, III, Unmarried of record in Book 7091, Page 245, Register's Office for Davidson County, Tennessee. Being further conveyed to Nancy S. Baker by Quitclaim Deed from Steven E. Baker of record in Book 10006, Page 887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 3460, Page 295, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 3734 Faulkner Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 24th day of May, 2001.

Nancy S. Baker
Nancy S. Baker

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Nancy S. Baker , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2001.

My Commission Expires: 5-20-2003

Rita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) 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 _____.

Witness my hand and official seal at office at _____ on this the 24th day of May, 2001.

My Commission Expires _____ _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
EXECUTIVE TITLE LLC
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122