WARRANTY DEED

Return to:
First National Financial Title
15 Century Blvd., Suite 101
Nashville, TN 37214
NCC9449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of June, 2001.

Notary Public

MY COMMISSION EXPIRES: 12-5-03

(AFFIX SEAL)

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 198 East Main St.. #201 Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracii A. Patton and Jeffrey S. Patton	SAME	134-9-95
(NAME)	(NAME)	
3632 Donna Kay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Karen W. Hunter, a single person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tracii A. Patton and Jeffrey S. Patton, wife and husband** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 81, Woodland Hills, Phase One, according to the plat thereof, recorded in Plat Book 6900, Page 666-669 , as amended in Book 7564, page 404, as corrected by surveyor's correction in Book 7574, page 894, of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Karen W. Hunter, an unmarried person by Warranty Deed of record in Book 8942, page 294, Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7632, page 947; Storm Water Detention Agreement of record in Book 7262, page 388; Easement for road purposes, right of way for Paragon Mills Road, of record in Book 3103, page 37; Aviation Easement and Contract with Metropolitan Nashville Airport Authority of record in Book 8942, page 297; and all mattters as shown ont he Plan of record in Book 6900, pages 666-669, as amended in Book 7564, page 404, as corrected by surveyor's correction in Book 7574, page 894, all in the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 3632 Donna Kay Drive Nashville TN
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 15th Day of June, 2001.

Karen W. Hunter
Karen W. Hunter

Davidson County DEEDWARR
Recvd: 06/28/01 16:39 2pgs
Fees:11.00 Taxes:410.70

20010628-0068764

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Karen W. Hunter, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th Day of June, 2001.

NOTARY PUBLIC

B. T. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
November 4, 2001

MY COMMISSION EXPIRES: _____