This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John M. Damschroder
111 Villa View Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 08/06/01 15:56 2pgs
Fees:13.00 Taxes:555.00
20010806-0084008

MORTGAGEE:
Cendant Mortgage Corporation
P. O. Box 5455
Mt. Laurel, NJ 08054

MAP **171-2**
GROUP **A**
PARCEL **6.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey D. Patterson, a single person** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John M. Damschroder, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 6 in a Horizontal Property Regime as shown on the condominium site of Brentwood Villa, Phase I, of record in Plat Book 6900, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jeffrey D. Patterson, a single person by deed from Martin C. Waddell and wife, Ann B. Waddell of record in Instrument no. 20001020-0104341, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 111 Villa View Court, Brentwood, Tennessee 37027.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 27th day of July, 2001.

Jeffrey D. Patterson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey D. Patterson, a single person**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of July, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of July, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004