PICK-UP

Davidson County DEEDWARR
Recvd: 09/24/01 16:15 2pgs
Fees:13.00 Taxes:249.75
20010924-0103224

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Ricardo M. Patton 1332 Swallow Court Boulder, CO 80303	First National Bank of Colorado 1177 West Loop South, Suite 200 Houston, TX 77027	Map 82-7 Parcel 332

STATE OF
COUNTY OF

The actual consideration or value, whichever is greater for this transfer is $67,500.00.

Albert L Powell
Affiant

Sworn and subscribed before me, this 24th day of Sept, 2001.

Notary Public

Commission Expires:
3/4/04

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ALBERT L. POWELL, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto RICARDO M. PATTON, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Map of a Resubdivision of Lots 14 and 15, East Nashville Land Co's Plan of Lots, as of record in Book 3500, page 22, Register's Office for said County.

Said Lot No. 2 fronts 60 feet on the west side of North 4th Street (Lischey Avenue), and extends back 106.1 feet on the north line and 105.3 feet on the south line, to a dead line in the rear on which it measures 60 beet.

Being the same property conveyed to Albert L. Powell by deed from Frank N. Brooks and wife, Lee Anna B. Brooks, of record in Book 7708, page 451, Register's Office for Davidson County, Tennessee.

Subject to the recorded plan which shows an Owner's Certificate, a 10 foot easement for public utilities along the westerly rear line of the lot.

Subject also to restrictions recorded March 22, 1962, in Book 3368, page 23, Register's Office for Davidson County, Tennessee, rerecorded in Book 3505, page 367, said Register's Office.

This is improved property known as 708 Lischey Avenue, Nashville, Tennessee 37207.

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, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 2001 which the Grantee herein assumes and agrees to pay.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of Sept, 2001.

Albert L. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, Anne Smith, a Notary Public in and for said County and State, the within named Albert L. Powell, 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 purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of Sept, 2001.

Notary Public

Commission Expires:
7-24-04