STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00.

Claudette C. Patterson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of October, 2001.

Notary Public

My Commission Expires: 11/18/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/24/01 10:08 2pgs
Fees:13.00 Taxes:308.95
20011024-0116107

ADDRESS NEW OWNER(S) AS FOLLOWS:
Claudette C. Patterson
3297 Hinkle
Nashville, Tennessee 37218

SEND TAX BILLS TO:
ERA Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
080-080-136.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marc Conlon, a single man** hereinafter referred to as Grantors, hereby transfers and conveys to **Claudette C. Patterson, a married person** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 167 on the Plan of Bordeaux HIlls, Section III, as of record in Book 3600, Page 34, Register's Office for said County. Said lot fronts 85 feet on the southerly side of Hinkle Drive and runs back 112 feet on the easterly line and 100.6 feet on the westerly line to a dead line in the rear on which it measures 42.28 feet.

Being the same property conveyed to Marc Conlon, a single person, by deed from Sean Queen, a single person, of record in Instrument No. 2001 072600 79587, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3600, Page 34, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3805, Page 783, Book 3917, Page 529, Book 4037, Page 588, Book 4397, Page 742, and Book 4405, page 427, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3297 Hinkle, Nashville, Tennessee 37218.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 19th day of October, 2001.

Marc Conlon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc Conlon, a single man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 2001.

Notary Public

11-18-01
My Commission Expires

04061-BP