03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2001.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 12/26/01 10:31 2pgs
Fees:13.00 Taxes:74.00
20011226-0141670

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Fouche 419 Bell Street Goodlettsville, TN 37072	New Owner	018-16-0 057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Geraldine Cantrell and Barbara Jackson, heirs at law of George R. Patton, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Fouche , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:

Land in Davidson County, Tennessee, being situated in the town of Goodlettsville, Tennessee, located on the west side of Bell or Reed Street:
Beginning at a point, Preston Cantrell's northeast corner; thence with Preston Cantrell's north boundary line west 105 feet, more or less, to Burton's east boundary line; thence north with Burton's east boundary line 57 feet to Mary Joyner's south boundary line; thence east with Mary Joyner's south boundary line 105 feet, more or less, to the west margin of Bell street; thence south with margin of said Bell Street 70 feet to the beginning, more or less.

Being the same property conveyed to George R. Patton by deed from S. H. Wilhoit and wife, Winnie O. Wilhoite, of record in Book 1492, Page 554, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee being more particularly described as follows: Beginning at a point in the western boundary of the Charles R. Burton land which point is 82 feet north of the northeast corner of the Martha Hendricks lot; running thence north along the western boundary of said Burton property 68 feet to a point; and running back between said points, between parallel lines, 50 feet to a dead line.

Being the same property conveyed to George Patton, by deed from Charles R. Burton and wife, Artie Burton, of record in Book 2880, Page 247, Register's Office for Davidson County, Tennessee.

George R. Patton has since died intestate, leaving as his heirs at law, Geraldine Cantrell and Barbara Jackson, (the two children of his deceased daughter, Lila Cantrell).

George R. Patton and George Patton are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 419 Bell Street, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of December, 2001.

Geraldine Cantrell
Geraldine Cantrell

Barbara Jackson by Geraldine Cantrell, atty in Fact
Barbara Jackson
By: Geraldine Cantrell, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Geraldine Cantrell, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 18th day of December, 2001.

Notary Public

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for said county and state, Geraldine Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Barbara Jackson and is authorized by her to execute this instrument on her behalf.

Witness my hand in Nashville, TN this 18th day of December, 2001.

Notary Public

My commission expires: 3/14/2005