Davidson County DEEDWARR
Recvd: 03/06/02 15:16 2pgs
Fees:13.00 Taxes:577.20

20020306-0028319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Michael Leon Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2002.

Notary Public

My Commission Expires: 8-14-05
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Michael Leon Patton and Darlenia Louise Douglas Patton 2021 Leatherbury Court Antioch, TN 37013	U.S. Trust Mortgage, INC. 4600 American Pkwy, suite 204 Madison, WI 53718	Map 150-12-A Parcel 26

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **DARRIUS HEREFORD AND WIFE, VALENCIA HEREFORD**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **MICHAEL LEON PATTON AND DARLENIA LOUISE DOUGLAS PATTON, HUSBAND AND WIFE**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in Davidson County, Tennessee, Being Lot No. 701 on the Plan of Phase IV, Somerset of record in Book 7900, pages 978 and 979, Register's office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Darrius Hereford and wife, Valencia Hereford, by warranty deed from Dudley S. Whyte and Terri White , of record in Book 10501, Page 856, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

b. All matters as set out on the Plan of record in Book 7900, pages 978 and 979, Register's Office for Davidson County, Tennessee.

c. Subject to lien for special Assessments contained in the Declaration of Covenants, Conditions and Restrictions of record in Book 7619, page 647, as Amended in Book 7657, page 583; Book 7675, page 923; Book 7776, page 826; Book 8201, page 770; Book 8663, page 384; Book 8708, page 630; Book 9036, page 326; Book 9065, page 744; Book 9072, page 572; Book 9245, page 332; Book 9696, page 654 and in Book 10404, page 641, Register's Office for Davidson County, Tennessee.

d. Subject to all matters as set out on the Boundary Survey for Somerset of record in book 6900, page 733, Register's Office for Davidson County, Tennessee.

e. Corporate By-Laws of record in book 7619, page 679, and Amended in Book 9509, page 363, and in Book 9647, page 472, Register's Office for Davidson County, Tennessee.

f. Charter of Somerset Homeowner's Association of record in Book 7661, page 37, Register's Office for Davidson County, Tennessee.

g. Subject to rights of others in and to the common areas/ elements.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 2021 Leatherbury Court, Antioch, TN 37013.

4239

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 we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all person 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 22ND day of FEBRUARY, 2002.

Darrius Hereford

Valencia Hereford

STATE OF TENNESSEE

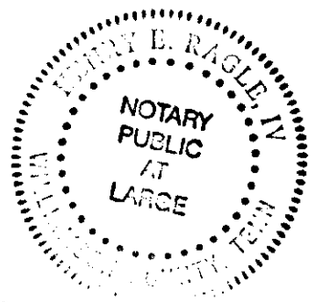
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Darrius Hereford and wife, Valencia Hereford, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 22ND day of FEBRUARY, 2002.

Notary Public

My commission expires: 8 5 02



My Commission Expires Aug. 5, 2002