Realty
48A

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $99,900.00



Nickola Dee Davis
Affiant

Subscribed and sworn to before me, this 26th day of April, 2002.

Catherine R Vass
Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Nickola Dee Davis	1st Trust Bank For Savings	161-11-0-A
336 Huntington Ridge Drive	P.O. Box 17257	185.00
Nashville TN 37211	Memphis, TN 38187-0257	

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, William A. Patrick, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nickola Dee Davis, 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:

Land in Davidson County, Tennessee, being Townhome No. 185, Revision One, Huntington Ridge Townhouse Condominiums of record in Book 4675, page 9, and revised in Book 9700, page 846, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William A. Patrick by deed from Verl R.W. Franz and wife, Margaret Miller Franz, dated February 12, 1980, recorded in Book 5575, Page 867, Register's Office for said County.

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 336 Huntington Ridge Drive, Nashville, TN 37211

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 26th day of April, 2002.

William A Patrick
William A. Patrick

Davidson County DEEDWARR
Recvd: 05/06/02 10:11 2pgs
Fees:13.00 Taxes:369.63

20020506-0055082

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William A. Patrick, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of April, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

