Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Return after recording to:
Dav. Co. File Box 14-A
jtc file no. 15129-3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin R. Brader, and wife, Eileen A. Brader**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip D. Patey, and wife, Deborah A. Van Slyke**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Otter Creek Hills, of record in Book 2900, Pages 110 and 111, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the northerly margin of East Ashland Drive at the corner of Lots 31 and 32, thence eastwardly with said Drive, 82.7 feet to a monument; thence around a curve in a northerly direction 37.6 feet to a monument in the westerly margin of Otter Valley Lane; thence northerly with said Lane, 250 feet to the corner of Lot Nos. 30 and 31, thence westerly with the dividing line of these lots, 325 feet to a point in the easterly line of Lot No. 32; thence southeasterly with the dividing line of Lot Nos. 31 and 32, 361 feet to the point of beginning.

Being the same property conveyed to Kevin R. Brader and wife, Eileen A. Brader by Warranty Deed of record in Book 11662, Page 520, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan of record in Book 2900, Page 111, and to applicable easements and restrictions of record in Book 3255, Page 387, and Property Taxes for the current year.

This is improved property, known as: 2001 Otter Valley Lane, Nashville TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Davidson County DEEDWARR
Recvd: 05/28/02 08:34 2pgs
Fees:13.00 Taxes:1542.90
20020528-0063929

WITNESS THE EXECUTION HEREOF this 24th day of May, 2002

Kevin R. Brader

Eileen A. Brader

State of Tennessee)
County of Davidson)

On this 24th day of May, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin R. Brader and Eileen A. Brader, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 417,000.00.

Affiant

Sworn and subscribed before me on this the 24th day of May, 2002.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMM. EXPIRES MARCH 25, 2006

NEW OWNER:
Philip D. Patey
2001 Otter Valley Lane
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
145-9-8