Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/28/02 15:46 1pgs
Fees:13.00 Taxes:795.50

20020528-0064502

WARRANTY DEED

Preparer's File #-02D0374

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2002.

(Affix Seal) Notary Public

My Commission Expires: 10-28-2003

SONIA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffrey B. Patterson	ABN AMRO Mortgage Group, Inc.	115-03-92
725 Brookhollow Road	2600 W. Big Beaver Road	
Nashville, TN 37205	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LON IWINSKI AND PHYLLIS IWINSKI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEFFREY B. PATTERSON AND WIFE, MEAGHAN MUNDY-PATTERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 90, on the plan of Brook Meade, Section II, of record in Plat Book 2133, page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Phyllis L. Iwinski and husband, Lon D. Iwinski by Deed from John Thomas Long and wife, Kelly Susanne Long of record at Book 8934, page 537, dated 04/30/1993 and recorded on 05/03/1993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **725 Brookhollow Road, Nashville, Tennessee 37205**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **23rd** day of **May, 2002**:

Lon Iwinski

Phyllis Iwinski

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

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 LON IWINSKI AND PHYLLIS IWINSKI, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 23rd day of May, 2002.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY

My Commission Expires: July 16 2002