48 A

Davidson County DEEDWARR
Recvd: 06/11/02 10:04 2pgs
Fees:13.00 Taxes:296.00
20020611-0070711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Burbon Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2002.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/04 (AFFIX SEAL)

CAROL R RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burbon Patterson	Wells Fargo Home Mortgage,Inc	Map 147-16-A
(NAME) 122 McMurray Circle	(NAME) 4456 Corporation Lane, Suite 100	Parcel 022.00
(ADDRESS) Nashville TN	(ADDRESS) Virginia Beach, VA 234620000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TINA M. BLAIR, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BURBON PATTERSON**, hereinafter called the GRANTEES, 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 Unit No. 22 on the Plan of McMurray Court a de Minimus Planned Unit Development, as shown by plat appearing of record in Plat Book 6250, page 230, as amended in Plat Book 6606, page 144, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tina M. Blair by deed of record in Book 11764, Page 492, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Book 6446, page 539, Book 6481, page 849, Book 7325, page 261, Book 7338, page 23, and book 8631, page 850; Charter for Homeowner's Association in Book 6468, page 196, as amended in Book 7529, page 439; and, any and all matters as shown on the plan of record in Plat Book 6250, page 230, as amended in Book 6606, page 144, all of record in the said Register's Office.

Unimproved ( )
This is improved (X) property, known as 122 McMurray Circle, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 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 our hands this 31st day of May, 2002.

Tina M. Blair

STATE OF ~~Tennessee~~ Texas

COUNTY OF ~~Davidson~~ Harris

Before me, the undersigned Notary Public, personally appeared Tina M. Blair who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of May, 2002.

Notary Public

My Commission Expires: 02.11.04

(SEAL)

CHARLENE K. BLASDEL
Notary Public, State of Texas
My Commission Expires 02-11-2004

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087