ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Bruce J. Patterson Lynne Patterson 2532 Stinson Road Nashville, TN 37214	New Owner	MAP and PARCEL 084-16-0 88.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joe D. Patterson, a married man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Bruce J. Patterson and Lynne Patterson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Hargis Heights, as of record in Book 974, Page 82, Register's Office for said County.

Said Lot No. 57 fronts 75 feet on the southerly side of Stinson Road and runs back between lines 229 feet on the easterly line and 230 feet on the westerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Joe D. Patterson and wife, Elsie Patterson, by deed from E.M. McPeak and wife, Zelma G. McPeak, of record in Book 2797, Page 149, Register's Office for Davidson County, Tennessee. The said Elsie Patterson having since died leaving Joe D. Patterson as the sole surviving tenant by the entirety.

This is property with a common address of 2532 Stinson Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by Grantees; (2) The plan of record in Book 974, Page 82, said Register's Office, and all matters therein; (3) Any and all easements or restrictions of record.

Frances Patterson, spouse of Joe D. Patterson, hereby joins in the deed to convey any and all interests she may have in said property including but not limited to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $82,750.00

Affiant

Subscribed and sworn before me this 18th day of June, 2002.

My Commission Expires: 1-28-2006

Notary Public

Davidson County DEEDWARR
Recvd: 06/19/02 08:52 2pgs
Fees:13.00 Taxes:306.18

20020619-0073951

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **18th** day of **June, 2002**.

Joe D. Patterson

Joe D. Patterson

Frances Patterson

Frances Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Joe D. Patterson and wife, Frances Patterson,** with whom I am personally acquainted, or who 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 at office this **18th** day of **June, 2002**.

Notary Public
My Commission Expires: 1-28-2006

File No. 0206-154