SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 12 day of July, 2002.

Notary Public
My commission expires:

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:
Nicholas R. and Rebecca H. Ganick
409 Powder Mill Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel No.
115-8 / 82

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DAVID G. PATTERSON, JR. ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto NICHOLAS R. GANICK and wife, REBECCA H. GANICK ("GRANTEES"), their successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of West Meade Village, Section C-2, of record in Plat Book 2331, page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate legal description.

Said Lot No. 23 fronts 260.3 feet on the southerly margin of Powder Mill Road and extends back 357.3 feet on the easterly line and 375.0 feet on the westerly line to a dead line in the rear measuring 135 feet thereon.

BEING the same property conveyed to David G. Patterson, Jr., by deed of record in Instrument No. 200108090085776, Register's Office for Davidson County, Tennessee.

This is improved property located at 409 Powder Mill Road, Nashville, Tennessee 37205.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: (1) taxes for the current year which have been prorated and will be paid by GRANTEES; and (2) those matters shown on the plan recorded in Book 2331, page 25, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/15/02 15:28 2pgs
Fees:13.00 Taxes:1221.00

20020715-0085011

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEES, their successors, heirs, and assigns, forever.

GRANTOR further covenants and binds himself, his heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEES, their successors, heirs, and assigns, against the lawful claims of all persons whomsoever.

Elizabeth B. Patterson, wife of GRANTOR, hereby quitclaims to GRANTEES any and all interest she may have in the Property as spouse of GRANTOR although she claims no such interest.

WITNESS our hands this 26th day of June ~~July~~, 2002.

David G. Patterson, Jr.

Elizabeth B. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon H. Gibbs, a Notary Public in and for said County and State, the within-named DAVID G. PATTERSON, JR., the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 26th day of June, 2002.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES: July 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named ELIZABETH B. PATTERSON, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27th day of June, 2002.

Notary Public
My Commission Expires: ~~My Commission Expires JAN. 29, 2005~~

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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