THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19167

Davidson County DEEDWARR
Recvd: 07/16/02 15:15 2pgs
Fees:13.00 Taxes:1246.90

20020716-0085699

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $337,000.00.

Rebecca J. Ferguson
Affiant

Subscribed and sworn to before me, this 12th day of JULY, 2002.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 29 2003

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
REBECCA J. FERGUSON	**UNION PLANTERS BANK**	MAP 130-08-0
4402-4404 Estes Road	P. O. Box 3137	PAR 121.00
Nashville, Tennessee 37205	Memphis, TN 37371	FB 07DA32195

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY FRANCES PATTERSON, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to REBECCA J. FERGUSON, ~~MARRIED~~,* ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*UNMARRIED

This is improved property located at 4402-4404 ESTES ROAD, NASHVILLE, TENNESSEE 37205.

James T. Patterson, Jr., spouse of Mary Frances Patterson, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Mary Frances Patterson.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of JULY, 2002.

Mary Frances Patterson
MARY FRANCES PATTERSON

James T. Patterson Jr
JAMES T. PATTERSON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY FRANCES PATTERSON, AND JAMES T. PATTERSON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of JULY, 2002.

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV 29 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Westhaven, as of record in Plat Book 1130, page 7, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Frances Patterson by Executor's Deed from Richard D. Fletcher, Executor of the Estate of Marguerite W. Smith, appearing as Instrument No. 20011126-0128628, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4319, page 957; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 7, said Register's Office.