CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (SK) Title No: 43828

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/03/02 10:27 2pgs
Fees:13.00 Taxes:1572.50

20021003-0120639

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kerry E. Patterson Carolyn S. Patterson 13896 Old Nursery Court Chantilly, Virginia 20151-2302	SAME

TAX MAP-PARCEL NUMBERS:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ~~$430,000.00~~ 425,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ann Jernigan**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kerry E. Patterson and spouse, Carolyn S. Patterson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase 1, Hemmingwood of record in Plat Book 6900, pages 6, 7 and 8, Register's Office for said County.

SAID Lot No. 11 fronts 85.69 feet on the northwesterly margin of Abingdon Court and extends back 373.19 feet on the northeasterly lien and 225.09 feet on the southwesterly lien to a dead in the rear, measuring 250.0 feet thereon.

BEING the same property conveyed to J. Donald Jernigan, Jr. and wife, Mary Ann Jernigan by deed from Lucille S. Milton, married, of record in Book 10036, page 113, Register's Office for said County. J. Donald Jernigan has since conveyed all his interest in subject property to Mary Ann Jernigan by Quitclaim Deed of record in instrument No. 200002020011106 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 6, 7 and 8, said Register's Office, which Plan shows a 20 foot minimum building setback line from Abingdon Court together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line and a 10 foot easement for public utility purposes along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387 and Book 7474, page 205, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 51 Abingdon Court, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2001 .

Mary Ann Jernigan

State of Tennessee
County of Williamson

On this 30th day of September, 2002 , before me the undersigned authority, personally appeared **Mary Ann Jernigan** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003

Notary

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$430,000.00~~ KEP
425,000.00

Kerry E. Patterson
Affiant

Sworn and subscribed before me this 30th day of September, 2002.

Notary Public

My Commission Expires: _____

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 25TH, 2006