Davidson County DEEDWARR
Recvd: 10/16/02 09:55 2pgs
Fees:13.00 Taxes:5383.50

20021016-0127058

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. 19493

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,455,000.00

Affiant

Subscribed and sworn to before me this 11th day of OCTOBER, 2002.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gerald G. Patterson, Trustee 712 Westview Avenue Nashville, TN 37205	**NEW OWNER**	MAP 130-07 PAR 49.00 FB BM 02950

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, RICHARD T. GERNERT, JR. AND WIFE, ANNE M. GERNERT ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GERALD G. PATTERSON, TRUSTEE, with full power to sell, convey, mortgage, lease or otherwise alienate without the joinder of any beneficiary, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 712 Westview Avenue, Nashville, Tennessee 37205.

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 9th day of OCTOBER, 2002.

RICHARD T. GERNERT, JR.

ANNE M. GERNERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICHARD T. GERNERT, JR. AND WIFE, ANNE M. GERNERT, with whom I am personally acquainted (or 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, at office, this 9th day of OCTOBER, 2002.

My Commission Expires: 3/27/04

Linda Brake
Notary Public

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 185-A and the northerly half of Lot No. 185-B on the Resubdivision of parts of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 185-A and the northerly half of Lot No. 185-B together front 150 feet on the easterly side of Westview Avenue and extends easterly along parallel lines 300 feet, more or less, to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Richard T. Gernert, Jr. and wife, Anne M. Gernert by deed from Eugene W. Fowinkle and wife, Ruby Y. Fowinkle of record in Book 10722, page 291, said Register's Office. Said property was reconveyed to Richard T. Gernert, Jr. and wife, Anne McCubbin Gernert as tenants in common by quitclaim deed of record in Book 10932, page 328, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 974, pages 4 and 5, said Register's Office.