07

Realty Title 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/3/06 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/01/02 14:53 2pgs
Fees:13.00 Taxes:444.00
20021101-0134307

THIS INSTRUMENT WAS PREPARED BY:
Jack Case Wilson Title Associates, LLC

4698 Lebanon Road

Hermitage, Tennessee 37076

H-0438

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osnelt Ostine	Union Planters Bank, N.A.	053-06-0-B-026.00CO
(NAME)	(NAME)	
1805 Merritt Street	P.O. Box 2127	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38101-1785	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Scott Patten and wife, Heather Patten, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Osnelt Ostine and wife, Claudette M. Ostine, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

Being Lot No. 160 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, Pages 412-413, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Scott Patten and wife, Heather Patten by deed from Paul A. Wellnitz and wife, Pamela A. Wellnitz of record in Instrument Number 20000613-0059004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1805 Merritt Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of October, 2002.

Scott Patten by Jonea Combs AIF
Scott Patten

Heather Patten by Jonea Combs AIF
Heather Patten

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Patten and wife, Heather Patten the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of October, 2002.

Commission expires:

_____

Notary Public

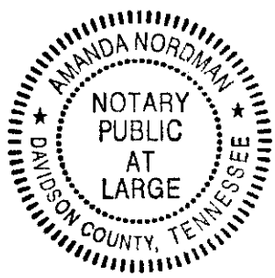
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Janeese Combs, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Scott Patten and Heather Patten, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Scott Patten and Heather Patten. Witness my hand and Notarial Seal this 25th day of October, 2002.

Amanda Norman

Notary Public

My Commission Expires: 1/20/05



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076