WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 11/14/02 12:42 2pgs
Fees:13.00 Taxes:296.00

20021114-0141241

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 3000 BUSINESS PARK CR. SUITE 400, GOODLETTSVILLE, TENNESSEE 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC ALRED	LLOYD W. PATE AND WIFE, CLENNA	MAP 51-4
(NAME)	(NAME)	
109 HARRINGTON AVENUE	608 RONNIE ROAD	PARCEL 74
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	MADISON, TENNESSEE 37115	
(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, LLOYD W. PATE AND WIFE, CLENNA PATE, TRUSTEES OF THE PATE JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 05, 2001

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC ALRED AND WIFE, ALICIA ALRED

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. 48 on the Plan of Madison Realty Company's Subdivision, of record in Book 547, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lloyd W. Pate and wife, Clenna M. Pate, Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 05, 2001 by Quitclaim Deed of record in Instrument No. 20011106-0121829, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 109 HARRINGTON AVENUE, MADISON, TENNESSEE 37115
(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 hand s this 10th day of September, 2002

Lloyd W. Pate, Trustee
LLOYD W. PATE, TRUSTEE

Clenna M. Pate, Trustee
CLENNA PATE, TRUSTEE

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 LLOYD W. PATE AND WIFE, GLENNA PATE, TRUSTEES OF THE PATE JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 05, 2001

the bargainor s, 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 and official seal at GOODLETTSVILLE, Tennessee, this 10th day of September, 2002.

Commission expires November 27, 2004

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____

Notary Public