Davidson County DEEDWARR
Recvd: 11/14/02 15:59 2pgs
Fees:13.00 Taxes:758.50
20021114-0141470

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of November, 2002.

Notary Public My Commission Expires Mar. 27, 2005

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Scott A. Patty and Elizabeth M. Patty
625 Andrew Rucker Lane
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 161-140-A-010.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Logan and Thea Logan, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Scott A. Patty and Elizabeth M. Patty, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No.10 on the Plan of Thrible Springs Estates, Phase 1, of record in Plat Book 6900, Page 312, as amended in Book 6900, Page 313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Logan and wife, Thea Logan, by Warranty Deed from Frank Lamont Wilson and wife, Debra Joanne Wilson, of record in Book 10205, Page 756, Register's Office for Davidson County, Tennessee, dated September 26, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 312 and amended Book 6900, Page 313, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7231, Page 59, Book 8655, Page 48, and Book 8676, Page 537, Register's Office for Davidson County, Tennessee.

Easement for Water Sewer of record in Book 7593, Page 468, Register's Office for Davidson County, Tennessee.

Easement for Right-of-Way of record in Book 972, Page 69, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7148, Page 179, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area Sewer of record in Book 8655, Page 105, Register's Office for Davidson County, Tennessee.

Subject to Possible encroachment of the improvement into the five(5) foot minium building setback line at the northeast corner and enchroachement of a fence serving adjacent lot onto subject lot at the southwest corner.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 625 Andrew Rucker Lane, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 12th day of November, 2002.

Michael Logan

Thea Logan

Thea Logan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Logan and Thea Logan, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of November, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE COUNTY, TENN.