RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/25/02 15:44 2pgs
Fees:13.00 Taxes:915.75

20021125-0146224

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF November, 2002.

NOTARY PUBLIC

JAMIE L. HALLMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Jamie L. Hallman
My Commission Expires
May 29, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19137SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy David Patterson Christa Renee Patterson 6213 Palomar Court Nashville, TN 37211-7482	Union Planters Bank N.A. 401 Union Street Nashville, TN 37219	172-10-0-B-081.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Fallon Homes, LLC, a Tennessee and limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Timothy David Patterson and wife, Christa Renee Patterson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81, as shown on the Final Plat of Christiansted Valley, Phase I, of record as Instrument No. 200002150015149 and Instrument No. 200002150015150 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being a part of the same property conveyed to Fallon Homes, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Regent Development LLC, a Tennessee Limited Liability Company and successor by name change to McEwen Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20010719-0076911, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY:
Property Address: 6213 Palomar Court, Nashville, TN 37211

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been paid by the seller and prorated by the parties; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plat of record as Instrument Nos. 200002150015149 and 200002150015150 in the Register's Office for Davidson County, Tennessee; and
4. Declaration of Covenants, Conditions and Restrictions with Architectural Standards and By-Laws appended tehreto of record as Instrument No. 199912210305559 and amended by Instrument No. 200007280074515 in said Register's Office; and

5. Charter of Christiansted Valley Homeowners' Association of record in Instrument No. 199912210305561 in said Register's Office.

This property is also known as improved property located at 6213 Palomar Court, Nashville, TN 37211-7482.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 15th day of November, 2002.

Fallon Homes, LLC, a Tennessee limited liability company

BY: _____

Richard W. Sebastian as Attorney In Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Richard W Sebastian with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Fallon Homes, LLC, a Tennessee limited liability company as the free act and deed of the within named Fallon Homes, LLC, a Tennessee and limited liability company pursuant to a Power of Attorney recorded as follows: Williamson County Register's Office on July 19, 2002, Book 2502, pages 168.

Witness my hand and official seal, this November 15, 2002.

_____
Notary Public

JAMIE L. HALLMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jamie L. Hallman
My Commission Expires
May 29, 2005
STATE OF TENNESSEE