(2)

File #200350040

Davidson County DEEDWARR
Recvd: 02/07/03 11:16 2pgs
Fees:13.00 Taxes:259.00
20030207-0017177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/25/03

(AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Patton and Sharon D. Patton	Capital Bank and Trust Company	Map 69-7-0
(NAME)	(NAME)	
2014 Jordan Drive	1820 West End Avenue	Parcel 040.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **MARISA JEANNE RICHMOND, SUCCESSOR TRUSTEE U/A/D MARCH 3, 1994**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY L. PATTON AND WIFE, SHARON D. PATTON**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Plan of CLINTONDALE, as shown by plat appearing of record in Plat Book 2330, Page 120, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Irvin W. Elliott and wife, Joan Elliott by Warranty Deed of record in Book 2923, Page 463, said Register's Office, and further conveyed to Irvin Weasley Elliott and wife, Joan Curl Elliot, Trustees U/A/D March 3, 1994 by Quitclaim Deed of record in Book 9356, page 236, said Register's Office. The said Joan Elliott died on August 12, 1997 and the said Irvin Wesley Elliott died on March 14, 2000. The Successor Trustee named in the Agreement dated March 3, 1994 is Derek Wesley Elliott. Said Agreement dated March 3, 1994 provided that upon the deaths of both Irvin W. Elliott and Joan Curl Elliott that "the principal of the Trust, together with any undistributed or accumulated income shall be distributed in equal shares to Derek Wesley Elliott and Karen Jean Elliott, and the Trust will terminate". The said Derek Wesley Elliott and Marisa Jeanne Richmond are one and the same person.

This conveyance is subject to the following: Any and all matters as shown on plat of record in Plat Book 2330, Page 120; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2014 Jordan Drive, Nashville, TN 37218
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 5th day of February, 2003.

Elliott Family Trust

Marisa Jeanne Richmond, Successor Trustee

Marisa Jeanne Richmond, Successor Trustee U/A/D March 3, 1994

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Marisa Jeanne Richmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee of Elliott Family Trust, the within named bargainor, a Family Trust and that she as such Successor Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Elliot Family Trust by herself as Successor Trustee.

Witness my hand and official seal, this 5th day of February, 2003.

Notary Public

My Commission Expires: 10/25/03

NOTARY PUBLIC AT LARGE

Mail After Recording To:
David W. Rious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076