File # 70688

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WARRANTY DEED

BOT 48A

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
LILLIE M. PATE 3224 Newington Cove Antioch, TN 37013	Lillie M. Pate 3224 Newington Cove Antioch, TN 37013 MAP-PARCEL NUMBER 151-010A-136
THIS INSTRUMENT PREPARED BY: **WILLIAM E. PORTER** Attorney at Law 213 Third Avenue, North Nashville, Tennessee 37201 615/250-8100	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $133,500.00. Lillie M. Pate Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF APRIL, 2003. Kathleen A. Thompson Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Commission expires March 28, 2004

FOR AND IN CONSIDERATION OF ten dollars cash in hand other good and valuable consideration paid by the grantees herein the receipt and sufficiency of which is hereby acknowledged, I, **TAFFY VAN VEGGEL**, a single woman (hereinafter referred to as "Grantor") has bargained and sold, and does hereby transfer and convey, unto **LILLIE M. PATE.**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 136 on the plan of Chatham Pointe, as shown on plat of record in Plat Book 900, pages 444, 445 and 447, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Taffy J. Van Veggel by David Van Veggel of record in Instrument #20021107-0137290 of Register Office for Davidson County, Tennessee.
> See also deed of record in Book 9874, Page 516, said Register's Office.
> This is real property known as 3224 Newington Cove, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 14th day of **APRIL, 2003.**

TAFFY VAN VEGGEL

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Crystal A. Thomas, a Notary Public in and for said County and State, **TAFFY VAN VEGGEL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 5-29-2005.