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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $184,500.00. Affiant Subscribed and sworn to before me, this 25th day of APRIL, 2003. Notary Public My Commission Expires: 9/24/05
File Box 9B: **First Title & Escrow Co., Inc.** **FTEC File No. 20677**	

TRICIA BALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 24, 2005

Davidson County DEEDWARR
Recvd: 05/16/03 16:13 2pgs
Fees:13.00 Taxes:682.65

20030516-0067474

WARRANTY DEED

Address New Owner: Mr. Trenton R. Mattison 106 Westwood Trace Nashville, TN 37212	**Send Tax Bills To:** Pinnacle Mortgage Group 7220 W. Jefferson #100 Lakewood, CO 80235	**Tax Information:** MAP 104-14-B PAR 006.00 CO FB 07DA 91162

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, AMY S. PATTERSON, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TRENTON R. MATTISON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 Westwood Trace, Nashville, Tennessee 37212.

ROBERT A. PATTERSON, the spouse of AMY S. PATTERSON, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said AMY S. PATTERSON.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of APRIL, 2003.

AMY S. PATTERSON

ROBERT A. PATTERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, AMY S. PATTERSON AND ROBERT A. PATTERSON, 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, at office, this 25th day of APRIL, 2003.

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-25-06

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 6 on the Plan of Westwood Trace of record in Plat Book 6200, page 215, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westwood Trace Condominium Association, a horizontal property regime established by Master Deed of record in Book 6522, page 322, amended in Book 6889, page 711, Instrument No. 20010411-0035667 and Instrument No. 20010720-0077359, said Register's Office.

Being the same property conveyed to Amy S. Patterson, married by deed from Elizabeth A. Lumpkin, unmarried appearing as Instrument No. 20020228-0025699, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6522, page 322, amended in Book 6889, page 711, Instrument No. 20010411-0035667 and Instrument No. 20010720-0077359; and (3) All matters appearing on the Plan of record in Plat Book 6200, page 215, said Register's Office.