03

Realty Title 98-A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jeffery S. Patterson
5025 Hillsboro Road, Unit 128 15-Z
Nashville, Tennessee, 37215

SEND TAX BILL TO:
Countrywide Home Loans, Inc.
P.O. Box 660694
Dallas, TX 75266-0694

MORTGAGEE:

MAP 131-1
GROUP D
PARCEL 128co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jason Guthrie, unmarried (aka Jason Scott Guthrie)** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jeffery S. Patterson**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Jason Guthrie, married by deed from Deborah A. Griffin and Dixie Griffin, both unmarried of record in Instrument no. 20020507-0055650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 5025 Hillsboro Road, Unit 128 15-Z, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is 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, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/13/03 15:57 2pgs
Fees:13.00 Taxes:334.85
20030813-0116659

WITNESS my hand this the 16th day of July, 2003.

Jason Guthrie by Bow S. Guthrie, Atty in Fact

Jason Guthrie, by Bow S. Guthrie, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bow S. Guthrie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for **Jason Guthrie**, the bargainor, and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Jason Guthrie**, as his free act and deed.

WITNESS my hand and official seal this 16th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $90,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 3/14/05

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 128, Apartment No. 15-Z, on the Plan of Georgetown Condominium Apartments, of record in Book 5200, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616 Page 133, and Book 6079, Page 516, said Register's Office.