WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/03 12:33 2pgs
Fees:13.00 Taxes:543.90
20031022-0156296

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2003
Notary Public
MY COMMISSION EXPIRES: 11/25/06 (AFFIX SEAL)

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Patton (NAME)	FIELDSTONE MORTGAGE CO. (NAME)	MAP 0727
2313 Riverside Drive (ADDRESS)	1701 Legacy Drive, Ste. 100 (ADDRESS)	PARCEL 271.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Frisco, TX 75034 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Thomas D. Small and Karen Small, Husband and Wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Patton, unmarried

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 Lot No. 68 on the plan of the subdivision of the R.M. Dudley 30-Acre Tract on Williams Ferry Road, described according to a survey made 10/14/1913 and further described according to a survey made by John R. Kohl, III, Tennessee Registered Suveyor No. 100, dated 6/23/78 as follows:

BEGINNING at a point on the easterly margin of Riverside Drive, formerly Riverside Boulevard, northwardly 192 feet, more or less, from the intersection of the easterly margin of Riverside Drive and the northerly margin of McGavock Pike, at the northwesterly corner of hte property conveyed to W.O. Crews, et ux, by deed from S.P. Holt, et ux, of record in Book 1344, page 635, Register's Office for said County, being Lot No. 69, said plan, thence with the northerly line of Lot No. 69 eastwardly 170 feet, more or less, to a point on the westerly margin of an alley; thence, with the westerly margin of said alley, northwardly 40 feet, more of less, to the southeasterly corner of the property conveyed to Ben H. Carden, et ux, by deed from Earnest W. Benz, Trustee, of record in Book 1148, page 325, said Register's Office; thence with Carden's southerly property line, westwardly 170 feet, more or less to a point on the easterly margin of Riverside Drive; thence with the easterly margin of Riverside Drive; thence, with the easterly margin of Riverside Drive 80 feet, more or less, to the point of beginning.

BEING the same property conveyed to Thomas D. Small, by Warranty Deed from Eric Allan Lucas, dated March 12, 1981, of record in Book 5720, Page 693, Register's Office for Davidson County, Tennessee.

CONTINUED . . . .PAGE TWO

unimproved ( )
This is improved (X) property, known as 2313 Riverside Drive, Nashville, TN 37216
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 15th day of October, 2003

Thomas D. Small

Karen Small

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas D. Small and wife, Karen Small

the bargainor, 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 for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of October 2003.

Commission expires

Notary Public

TAMMY JO SUTTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of , .

My commission expires

Notary Public

CONTINUATION. . . . .

**Karen Small, joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property, by virtue of her marriage to Thomas D. Small.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.