WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: December 10, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1298

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia M. Bryant-Franklin	GMAC Mortgage Corporation	Map 060-07-0,, Parcel 118.00
(NAME)	(NAME)	
2920 Hill Hurst Drive	1198 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(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, **Andrew Ronald Patterson, a/k/a Ronald Patterson, and Donald Williams Patterson, a/k/a Don Patterson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia M. Bryant-Franklin and husband, Stanley Franklin,** 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:

Being Lot No. 69 on the Plan of Hillhurst Acres, Section 3, of record in Book 2331, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Andrew J. Patterson and wife, Lucy Patterson by deed from Gaines and Gregory Construction Company, Inc., dated March 20, 1959 and of record in Book 2881, Page 453, Register's Office for Davidson County, Tennessee. Andrew J. Patterson predeceased Lucy Patterson, who took title as the surviving tenant by the entirety. Lucy Patterson died testate in Davidson County, Tennessee on March 30, 2000, leaving a will Probate Docket No. O1P-531, Probate Court Clerk's Office for Davidson County, Tennessee and of record in Instrument No. 20000626-0063264, Register's Office for Davidson County, Tennessee. Andrew Ronald Patterson and Don Williams Patterson are the sole heirs at law and devisees of Lucy Patterson, deceased. Further being the same property conveyed to Ronald Patterson and Don Patterson, as equal tenants in common, by Quitclaim Deed from Ronald Patterson, Executor of the Estate of Lucy Patterson, deceased dated August 1, 2002 and of record in Instrument No. 20031104-0161637, said Register's Office.

The said Ronald Patterson is one and the same person as Ron Patterson and Andrew Ronald Patterson and Andrew R. Patterson.

The said Don Patterson is one and the same person as Donald Patterson and Donald W. Patterson and Donald Williams Patterson and Don Williams Patterson.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2920 Hill Hurst Drive, Nashville, TN 37207
(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.

Davidson County DEEDWARR
Recvd: 11/12/03 12:01 2pgs
Fees:13.00 Taxes:310.80
20031112-0165538

Witness our hands this 7th day of November, 2003.

Andrew Ronald Patterson aka Ronald Patterson

Donald Williams Patterson aka Don Patterson

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 Andrew Ronald Patterson, a/k/a Ronald Patterson, and Donald Williams Patterson, a/k/a Don Patterson the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 7th day of November, 2003.

Commission expires: December 10, 2003

Darlene Short

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076