Dav. Co. File Box 14-A

THIS INSTRUMENT PREPARED BY:

Davidson County DEEDWARR
Recvd: 11/12/03 13:54 4pgs
Fees:23.00 Taxes:740.00
20031112-0165634

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204
#16684-3

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO:		MAP-PARCEL NOS.
R. Thomas Patten Post Office Box 121074 Nashville, TN 37212	New Owner	Map 130-02 Parcel 075

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 of which is hereby acknowledged, the undersigned, **Timothy Bonds**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **R. Thomas Patten**, hereinafter called the Grantee, his successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 159 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the westerly margin of Westover Drive, the common corner of Lots 89 and 159; thence, westerly with the line between said lots, 210 feet to the common corner of Lots 89 and 90, 159 and 161; thence, with the line between Lots 159 and 161 northerly 72 feet to the southerly margin of Windsor Drive; thence, easterly along said margin around a curve 199.15 feet to a point; the beginning of a sharp curve to the right; thence, around said curve 29.2 feet in a southeasterly direction to the westerly margin of Westover Drive; thence, with said margin southerly 107.8 feet to the point of BEGINNING.

BEING the same property conveyed to Addie B. Hartman by deed from A. L. Currie and wife, Eloise M. Currie of record in Book 3313, page 319, Register's Office for Davidson County, Tennessee. The said Addie B. Hartman died intestate on August 15, 1979, leaving Alma Cecil Bonds as her sole heir at law. The said Alma Cecil Bonds died intestate on March 25, 2003, leaving Timothy Bonds as her sole heir at law. The said property is now vested in Timothy Bonds.

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 successors and assigns, forever; and Grantor does covenant 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 except as set forth on **Exhibit "A"**; and Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this instrument this 6th day of November, 2003.

Timothy Bonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this
6th day of November, 2003

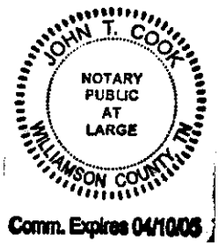
JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

Notary Public
My commission expires: 4/10/05

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 Timothy Bonds, 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 Nashville, Tennessee, this 6th day of November, 2003.



Notary Public
My commission expires: 4/10/05

Exhibit "A"

Permitted Exceptions

1. Taxes for the year 2004 and subsequent years, a lien not yet due and payable. Said taxes are the sole responsibility of and shall be paid by the Grantee.

2. The Plan of record in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.