RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42667

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/04 07:59 2pgs
Fees:13.00 Taxes:107.30

20040106-0001542

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th day of December, 2003

Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mosaic Properties	S A M E	133-01-128; 6DA 37418
309 Logans Cr.		133-1-129
Franklin, TN 37067		6DA 37417

FOR AND IN 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, I/WE,

Martha E. Koudelka, Unmarried

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

Mosaic Properties

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. 92 and the west one-half of Lot No. 93 on the Map of Patterson's Subdivision of Maplehill, of record in Book 332, page 75, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the south side of Patterson Street and run back between lines, 159 feet 10 inches, more or less, to an alley on which they measure 75 feet.

Being the same property conveyed to Martha E. Koudelka by Quitclaim Deed from James A. Anderson, Ernestine Burnette, Freddie E. Miller, and Eva M. Anderson, of record in Book 8080, page 932, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 413 Patterson Street, Nashville, TN 37211

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/our hand(s) this 29th day of December, 2003

Martha E. Koudelka

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Martha E. Koudelka, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2003

Notary Public

My Commission Expires:

