STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Subscribed and sworn to before me, this 20th day of January, 2004.

Sylvia Patterson
Affiant

My Commission Expires:

MARY SOELEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE 3-31-07

Mary Soeley
Notary Public

Davidson County DEEDWARR
Recvd: 01/20/04 11:12 2pgs
Fees:13.00 Taxes:37.00

20040120-0007358

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Marvin Carlton Route 2 Ottenville Avenue Antioch, Tennessee 37013 MAP & PARCEL NO. 163-00-0/015.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RUBY ELIZABETH PATTERSON, unmarried,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MARVIN CARLTON,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 34 located in the Fifth Civil District of Davidson County, Tennessee, in the Shields Antioch Place, described as follows:

Fronting 181 5/12 feet on the South side of Ardenville Avenue, thence running back between lines 178 feet on the West line and 296 feet on the East line to a real line which measures 40 feet.

Being the same property conveyed to Sidney Patterson by Warranty Deed from Robert James Hollman and wife, Delores Hollman, dated December 26, 1961, and filed of record on January 12, 1962, in Book 3317, page 547, Register's Office for Davidson County, Tennessee. The said Sidney Patterson now being deceased thereby leaving the property to Ruby Elizabeth Patterson, widow, by Will of record in Probate Court File Number 99P-911.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2004, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 111; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: ROUTE 2 OTTENVILLE AVENUE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 20th DAY OF JANUARY, 2004.

Ruby Elizabeth Patterson by Sylvia Patterson attorney-in-fact
RUBY ELIZABETH PATTERSON by
SYLVIA PATTERSON, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

One this the _____ day of January, 2004, before me personally appeared Sylvia Patterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ruby Elizabeth Patterson as her attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Ruby Elizabeth Patterson.

Witness my hand and official seal at office, in Nashville, Davidson County, Tennessee, this 20th day of January, 2004.

My Commission Expires:
3-31-07

MARY SOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Mary Solley
Notary Public

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WARRANTY DEED

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