#7141 Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Karen E. Hoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2004.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: 5-23-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Ongkiko	Fremont Investment & Loan	93-4-62
(NAME)	(NAME)	
512 South 9th Avenue	4343 Anchor Plaza Parkway Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Tampa, FL 33634	
(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, William Patton Jr. Foundation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Ongkiko, 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 Number 1 on the Map of G.N. Tillman's Subdivision of Lot Numbers 256, 257, 258, and 259 in Williams Second Addition to Edgefield, now East Nashville, as of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee. Said Lot Number 1 fronts 50 feet on the Westerly side of 9th Street and runs back between parallel lines wit the Northerly margin of Sylvan Avenue, formerly Williams Street, 150 feet to an alley.

Being the same property conveyed to The William Patton, Jr. Foundation, by Quitclaim Deed of record in Instrument No. 20020513-0058200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 512 South 9th Avenue, Nashville, TN 37209
(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: 01/29/04 15:50 2pgs
Fees:13.00 Taxes:444.00

20040129-0011392

Witness my hand this 21st day of January, 2004.

William Patton Jr. Foundation

By: X William Patton Exec Dir.
William Patton Jr. Foundation

STATE OF TENNESSEE

COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared William Patton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Exec Dir. of the William Patton Jr Foundation, a corporation, and that as such Exec Dir., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Exec. Dir.

Witness my hand and official seal this the _____ day of _____, 2004.

Commission expires: _____

Notary Public

Witness my hand and official seal at Nashville, Tennessee this 21st day of January, 2004.

Commission expires: 5-28-2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006