This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040016

Davidson County DEEDWARR
Recvd: 02/19/04 11:52 2pgs
Fees:13.00 Taxes:303.40
20040219-0019236

Send Tax Bills To:
Waterfield Mortgage Co., Inc.
P.O. Box 1289
Fort Wayne, NE 46801

New Owner is:
William Y. Davenport
518 Rosedale Ave.
Nashville, TN 37211

MAP: 118-04
PARCEL: 37.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Patricia Patterson** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **William Y. Davenport** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being in the 6th formerly 9th Civil District of said County, known as Tract No. 5 on the map showing a Re-subdivision of Lots No. 1 to 6 inclusive , of a part of the J. W. Russwurm property on Rose or Rosedale Avenue and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, March 8, 1948, as follows:

BEGINNING at a point in the northerly margin of Rosedale Avenue at the common corner of Lots No. 4 and 5; thence northerly along the line between said lots, 176.5 feet to an iron pin at the common corners of Lots No. 5 and 6; thence southerly along the line between said lots, 184.4 feet to the notherly margin of Rosedale Avenue; thence easterly along said Avenue, 59 feet to the beginning.

Being the same property conveyed to Marion L. Hedrickand Patricia Ann Patterson with right of survivorshiop by Deed from 10/13/98 dated , recorded 11/12/98, in Book 11207, page 822, Register's Office for Davidson County, Tennessee. Also acquired in Book 11202, page 257; Book 3832, page 575; and Book 2142, page 299 in said Register's Office. Marion L. Hedrick died on or about May 15, 2003 leaving Patricia Ann Patterson sole heir by tenants by the entirety.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of January, 2004.

GRANTOR:

Patricia Patterson

Patricia Patterson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patricia Patterson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of January, 2004.

Melissa K. Collins
Notary Public

NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN.

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Heather M. Moore
Affiant

SWORN TO and subscribed before me this 27th day of January, 2004.

Melissa K. Collins
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN.

My commission expires:

3/24/04