WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/04 09:28 2pgs
Fees:13.00 Taxes:277.50

20040330-0035279

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 22ND DAY OF March, 2004

NOTARY PUBLIC
MY COMMISSION EXPIRES
7/29/2006
(AFFIX SEAL)

MELISSA J. LONG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Mary Foster	**First Horizon Home Loan**	**148-68**
4849 Goodwin Road	**5775 Glenridge Drive # E**	**Group**
Antioch, TN 37013	**Atlanta, GA 30328**	**Parcel**
(City)	(City)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Patterson JR and Suzan Patterson, a married couple** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Foster** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Part of Lot no 8 on the map of the Subdivision of the S. H. Culbertson Land and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, December 6, 1946 as follows:
Beginning at a point in the southwest line of the right-of-way of the N.C. & St. L. Railroad, being in the margin of the railway running along the tracts of said railroad; (said road way being wholly located within the bounds of said railroad right of way), said point being the southeast corner of the lands recently conveyed to Albert M. Clark Jr. by said Goodwin Heirs by deed of record in Book 1414, page 108, said Register's Office; thence along the margin of said roadway or alley, S 34 degree, 40' E. 186.3 feet to a corner of the Goodwin Property, which is 337.2 feet from the center line of an alley running from the N.C. & S.L. Railroad to Antioch Pike; thence; S 58 degree, 20' W, 248.2 feet to the margin of a 13 foot alley; thence with the margin of said alley, N 55 degrees 30" W, 73.7 feet; thence; N 45 degree 10' E. 127 feet to a point; thence N 40 degree 10' W, 93.3 feet to Clark's southeast corner; thence with his line N 47 degree 40' E. 160 feet to the beginning.
Being the same property conveyed to Robert Patterson, Jr and spouse, Suzan Patterson by Deed from James L. Hodge and spouse, Karen S. Hodge, dated 01/25/00 and recorded 02/17/00 in Instrument # 20000217-0015909, Register's Office for Davidson County, Tennessee.

Unimproved

This is Improved property known at **4849 Goodwin Road** (House No.) (Street) **Antioch,** (P.O.Address) (City or Town) **TN** (State) **37013** (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 not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 **22nd day of March, 2004**

Robert R. Patterson Jr.
Robert Patterson JR

Suzan Patterson
Suzan Patterson

STATE OF TENNESSEE

COUNTY OF Wilson

Before me the undersigned, a Notary Public for the State and County aforesaid, Robert Patterson Jr. & Suzan Patterson the within named bargainor,
and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Wilson County, this **22nd day of March, 2004**

Notary Public

My Commission Expires: 7/29/2006

MELISSA D. LONG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JULY 29, 2006