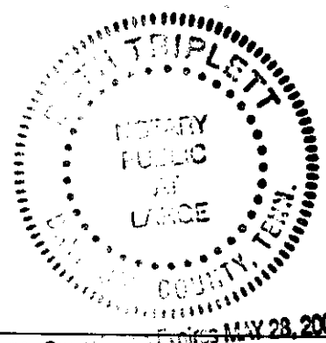
Box 13
7311

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,150.00

Gwendolyn F. Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Patton	Bank of America, N.A.	135-10C-61
(NAME)	(NAME)	
1817 Olive Circle	9000 Southside Blvd. Bldg 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Jacksonville, FL 32256	
(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, General Construction Company, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Patton and wife, Gwendolyn F. Patton, 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. 54 on the Plan of Ransom Park, Section Three, as of record in Instrument No. 20030718-0101335, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to General Construction Company, Inc., by deed of record in Instrument No. 20030828-0125352, Register's Office for Davidson County, Tennessee.

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

Said conveyance is made subject to Storm Water Detention Agreement of record in Instrument No. 20010206-00111474, R.O.D. C., Tn.; Subject to Easements to City of Nashville as set forth in Book 2649, page 593, R.O.D.C., Tn.; Subject to Easements to State of Tennessee of record in Book 2905, page 509; Subject to Easement to American Telephone & Telegraph Company of Tennessee of record in Book 1237, page 111, R.O.D.C., Tn., Subject to Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200007250073496, and in any allied instruments referred to in said restrictions; subject to Agreement for Dedication of Ease/ment for Sanitary Sewers and/or Storm Drainage and any unrecorded easements, restrictions, building regulations and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1817 Olive Circle, Nashville, TN 37217

(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: 04/08/04 12:45 2pgs
Fees:13.00 Taxes:822.16
20040408-0040293

Witness my hand this 29th day of March, 2004.

General Construction Company, Inc.

By: Linda Layne

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Linda Layne, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the _____ of the General Construction Company, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as _____.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2004.

Commission expires:

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 29, 2008