Davidson County DEEDWARR
Recvd: 05/05/04 10:03 2pgs
Fees:13.00 Taxes:27.75

20040505-0051089

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William Patton, Jr.	New Owner	Map 081-120
507 Fisk Street		Parcel 210.00
Nashville, TN 37203		26b 11888

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Floyd Hollon** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **William Patton, Jr. , a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of McGavock, Wetmore & Others 2nd Addition to Nashville called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said Lot No. 86 fronts 50 feet on the westerly side of 11th Avenue, North, formerly Fillmore or Tilden Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Floyd Hollon by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee of record in Book 8687, page 484, Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is unimproved property commonly known as 1537 11th Avenue N., Nashville, Tennessee 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $7,500.00.

Affiant

Subscribed and sworn to before me this 1st day of April, 2004.

Notary Public

My Commission Expires: July 24 2004

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this _____ day of April, 2004.

x _____
Floyd Hollon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Floyd Hollon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1ST day of April, 2004.

_____
Notary Public

My Commission Expires: July 24, 2004

