This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TN 37027

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TN 37027

STATE OF TENNESSEE)
COUNTY OF Davidson)

Davidson County DEEDWARR
Recvd: 05/18/04 10:55 2pgs
Fees:13.00 Taxes:531.36
20040518-0057984

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$143,610.00** the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas V Boyd

Affiant

Subscribed and sworn to before me this the 14th day of MAY, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
WILLIAM DAVIS
WILLIAMSON COUNTY, TENN.

Commission Expiration: FEB. 27, 2005

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNERS:
PEGGIE A. PATTERSON UNMARRIED AND DON VANHOOK, UNMARRIED	SAME ADDRESS	505 CASTLEGATE DRIVE NASHVILLE, TN 37217
		PROPERTY ADDRESS: SAME

MAP PARCEL NUMBER
136-10-6

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **THOMAS V. BOYD, UNMARRIED** ("Grantor(s) has bargained and sold, and does hereby bargain, sell and convey **unto PEGGIE A. PATTERSON UNMARRIED AND DON VANHOOK, UNMARRIED,** ("Grantee(s)") the following described real estate located in **DAVIDSON County, Tennessee**, more particularly described as follows:

BEING LOT NO. 151 ON THE PLAN OF THE RE SUBDIVISION OF LOT 151 AND RESERVE PARCEL 7, SECTION 1, CASTLEGATE, OF RECORD IN PLAN BOOK 5190, PAGE 641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO THOMAS V. BOYD, UNMARRIED BY WARRANTY DEED OF JOHN H. ARGO AND WIFE, LINDA M. ARGO DATED NOVEMBER 5, 1999 AND RECORDED NOVEMBER 8, 1999 IN BOOK 11735, PAGE 857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 505 CASTLEGATE DRIVE, NASHVILLE, TN 37217

This property is subject to all encumbrances, easements, restrictive covenants, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 14th **day of MAY, 2004.**

Thomas V. Boyd

THOMAS V. BOYD

STATE OF TENNESSEE)
) SS
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS V. BOYD,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14TH **day of MAY, 2004.**

M. William Davis

Notary Public

M. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires FEB. 27, 2005