WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

DANIEL WISCHHOP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEP

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chriseni R. Brown (NAME)	1ST TRUST BANK FOR SAVINGS (NAME)	MAP 50-10-C
3413 Rainwood Drive (ADDRESS)	P. O. BOX 17257 (ADDRESS)	PARCEL 320 CO
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, William Patton Jr. Foundation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chriseni R. Brown, Unmarried

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. 50 on the Plan of Chesapeake Homes, Section Six, Phase Two, of record at Instrument No. 20020626-0077004, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to William Patton Jr. Foundation, by Warranty Deed from Affordable Housing Resources, Inc., of record at Instrument No. 20040519 0058698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 05/19/04 10:03 2pgs
Fees:13.00 Taxes:405.89

20040519-0058699

unimproved ( )
This is improved (X) property, known as 3413 Rainwood Drive, Nashville, TN 37207
(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.

Witness my hand this 14th day of May, 2004

William Patton Jr. Foundation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared William Patton Jr. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and respectively of the William Patton Jr. Foundation the within named bargainor, and corporation, and that he as such President and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William Patton Jr. as such President, and attesting the same by the said as such .

Witness my hand and official seal at office at Goodlettsville, TEnnessee on this the 14th day of May 2004.

My commission expires

D. Annette Maples
Notary Public

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006