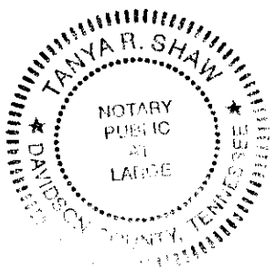
03

Realty Title
48-A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF JUNE, 2004

Notary Public

MY COMMISSION EXPIRES: 11-26-2004

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/04/04 10:33 2pgs
Fees:13.00 Taxes:464.35

20040604-0066004

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
COLE LAW FIRM, LLC
2205 STATE STREET,
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Patts	COUNTRYWIDE HOME LOANS, INC	161-02-176
(NAME)	(NAME)	
481-483 Ellenwood Drive	3011 ARMORY DRIVE, #120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE **LAWRENCE JAMES KAMM AND WIFE, HELEN SFIKAS ROGERS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINEDAND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY J. PATTS** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEIGN land in Davidson County, Tennessee, being Lot No 70, on the Plan of McMurray Place, Section two (2), as of record in Plat Book No. 5200, page No 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEGINNING at a point in the Southerly right-of-way margin of Ellenwood Drive, the Northeast corner of the herein described property; thence leaving said right-of-way South 29 degrees 53' 35" West 94.25 feet to a point; thence North 57 degrees 11' 14" West 60.00 feet to a point; thence North 54 degrees 13' 19" west 40.37 feet to a point; thence North 44 degrees 03' 17" East 142.50 feet to a point in the Southerly right-of-way margin of Ellenwood drive; thence with said right-of-way South 46 degrees 06' 13" East 8.60 feet to a point; thence South 86 degrees 50' 00" East 2.19 feet to an iron rod; thence with a curve to the right having a central angle of 34 degrees 14' 34" and a radius of 50.00 feet a distance of 29.88 feet to an iron rod; thence with a curve to the left having a central angle of 70 degrees 18' 07" and a radius of 40.00 feet a distance of 49.08 feet to the point of beginning containing 0.23 acres more or less.

Being the same property conveyed to Lawrence James Kamm and wife, Helen Sfikas Rogers, as Tenants by the Entirety by Deed dated September 22, 1994, from Donald Nelson, by Conservator, Doris Nelson, by order of Davidson County Probate Court Docket No. 93893, dated February 7, 1990, and wife, Doris Nelson, and being recorded September 26, 1994, Register's Office for Davidson County, Tennessee.

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/our hand(s) this 1st day of JUNE, 2004.

Lawrence James Kamm

Helen Sfikas Rogers

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lawrence James Kamm and wife Helen Sfikas Rogers, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 1st day of JUNE,2004

My Commission Expires: 11-26-2004

Notary Public

Please return to
Cole Law Firm, LLC
2205 State Street
Nashville, TN 37205

TANYA R. SHAW
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE