Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00**.

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2004.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

NOTARY PUBLIC LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wander Hayes	**Wander Hayes**	**081-12-211.00**
1535 11th Avenue North	**1535 11th Avenue North**	
Nashville, Tn 37208	**Nashville, Tn 37208**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Patton Family Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wander Hayes, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 85 in McGavock, Wetmore & Others Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County. Said Lot No. 85 fronts 50 feet on the west side of Fillmore Avenue (formerly Tilden Street), now 11th Avenue North, and runs back between parallel lines, 150 feet to an alley.

Included in the above description, but expressly excluded from the conveyance is that portion of the land conveyed in Book 4163, page 414, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the westerly margin of 11th Avenue, said point being the common corner of Lot 84 and 85 in McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee; thence along the westerly margin of said Avenue and the easterly boundary of said Lot 85, N 33 deg. 42 min. 44 sec. W, 16.15 feet to a point; thence with a line of severance S 0 deg. 49 min. 19 sec. W, 19.61 feet to a point on the common line between said Lots 84 and 85; thence along said common line N 56 deg. 15 min. 28 sec. E, 11.12 feet to the point of beginning.

Being the same property conveyed to Patton Family Partnership by deed from William Patton Jr., dated 6/29/01 and recorded 7/16/01 of record in Instrument # 200107160075302, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **1535 11th Avenue North, Nashville, Tn 37208**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **7th** day of **June, 2004.**

Patton Family Partnership
By:

Davidson County DEEDWARR
Recvd: 06/14/04 13:21 2pgs
Fees:13.00 Taxes:333.00

20040614-0069936

State of TN

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named William Patton Jr., made oath that ~~he/she/they~~ executed the forgoing as the officer of Patton Family Partnership for the purposes contained therein.

NOTARY PUBLIC

My Commission expires: 5/20/06

NOTARY PUBLIC AT LARGE