THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23102-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $176,200.00. Affiant Subscribed and sworn to before me this 9th day of July, 2004. Notary Public My Commission Expires: Sept. 22, 2007

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission SEPT

WARRANTY DEED

Address New Owner: Maria E. Amado 4030 Westlawn Drive Nashville, TN 37209	**Send Tax Bills To:** Union Planters Mortgage P.O. Box 2282 Memphis, TN 38101	**Tax Information:** Map No.103.08-0 Parcel No. 115.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Richardson Patterson, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maria E. Amado, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4030 Westlawn Drive, Nashville, TN 37209

Ann Roark Patterson, wife of Jeffrey Richardson Patterson, hereby executes this Warranty Deed to convey any and all marital interest she may have in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of July, 2004.

Jeffrey Richardson Patterson 7-9-04 — Jeffrey Richardson Patterson

Ann Roark Patterson 7-9-04 — Ann Roark Patterson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffrey Richardson Patterson and Ann Roark Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2004.

Notary Public

My Commission Expires:
Sept. 22, 2007

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Com

Davidson County DEEDWARR
Recvd: 07/13/04 14:24 2pgs
Fees:13.00 Taxes:651.94

20040713-0083455

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly one-half of the easterly 50 feet of the westerly 100 feet of Lot No. 352 on the map of The Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, said Register's Office, described as follows:

Beginning on the northerly margin of West Lawn Driveway, now known as West Lawn Drive, 50 feet easterly from the corner of Lots Nos. 351 and 352, being John W. Chester's southeast corner, thence with the northerly margin of said driveway easterly 50 feet to Freeman's southwest corner, thence with his westerly line northerly 225 feet, more or less, to a point halfway to Minnesota Avenue, formerly Murphy Road; thence at right angels westerly 50 feet more or less, to said Chester's easterly line; thence, with said line southerly 230 feet, more or less, to the beginning.

Being the same property conveyed to Jeffrey Richardson Patterson, by Deed dated April 28, 2000 from James E. Throneberry and Teddy Jo Carson, the heirs at law of Mary Alma Throneberry of record in Instrument No. 200005030044625, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 421, page 32, Register's Office for Davidson County, Tennessee.