Davidson County DEEDWARR
Recvd: 07/14/04 13:10 2pgs
Fees:13.00 Taxes:450.29

20040714-0083920

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,700.00

Matthew Bush
Affiant

Subscribed and Sworn to before me, this 9th DAY OF July, 2004.

Rachel Wilson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires MAR. 31, 2007

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-RBC-04-0819

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Bush	America's Wholesale Lender	
819 Colfax Drive (ADDRESS)	(NAME) 7105 Corporate Drive PTX-A-195 (ADDRESS)	96-14-40
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Plano, TX 75024 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN EDWARD PATTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW BUSH, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 127 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 127 fronts 70 feet on the easterly side of Colfax Drive and extends back between lines 156.9 feet on the northerly side and 170.6 feet on the southerly side to a dead line in the rear on which measures 100 feet.

Being the same property conveyed to Steven Edward Patton by Quitclaim Deed dated June 14, 2002 and filed for record on June 24, 2002 in Instrument Number 20020624-0075417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Spouse does not join in said conveyance due to property not being primary marital residence.

unimproved ( )
This is improved (X) property, known as 819 Colfax Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of July, 2004.

Steven Edward Patton
Steven Edward Patton

STATE OF Tennessee
COUNTY OF Davidson

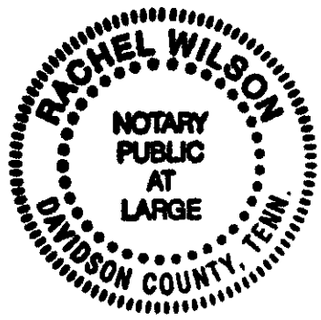
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Edward Patton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 9th day of July, 2004.

Rachel Wilson
Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 31, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

MB

S.P.