WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 14:01 2pgs
Fees:13.00 Taxes:680.43

20040805-0094359

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,900.00

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James D. Patterson	First Tennessee Home Loans	Map 032
2000 Quail Ridge Drive	PO Box 146	Group 10-0
Nashville, TN 37207	Memphis, TN 38101	Parcel 001.00

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 acknowledged, we

Trevor L. Hensch and wife, Elizabeth J. Hensch

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James D. Patterson and wife, Debra R. Patterson

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:

BEING Lot No. 9, on the Plan of Section Two, Quail Ridge, of record in Book 6200, Page 467, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Trevor L. Hensch and wife, Elizabeth J. Hensch by Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Instrument 20020212-0018658, Register's Office for said County. See also deed of record in Instrument 20011015-0111976, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6969, Page 70, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 467, said Register's Office.

Power of Attorney of record in Instrument 20040805-0094358, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 2000 Quail Ridge Drive, Nashville, TN 37207

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 our hands this 30th day of July, 2004.

Trevor L. Hensch by: Beth Hensch Attorney in fact
Trevor L. Hensch
By: Beth Hensch, Attorney-in-Fact

Elizabeth J. Hensch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Beth Hensch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Trevor L. Hensch as his, Attorney-in-Fact, as the free act and deed of the within named Trevor L. Hensch.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2004.

My Commission Expires: ~~01/29/05~~ 3/31/07

Notary Public

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 Elizabeth J. Hensch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2004.

My Commission Expires: 0~~1/29/05~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.