State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Subscribed and sworn to before me, this 30th day of August, 2004.

My Commission Expires 7-27-07

Affiant

File No. N13400

Notary Public

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/04 10:36 2pgs
Fees:13.00 Taxes:407.00
20040914-0110688

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

| ADDRESS OF NEW OWNER: | | SEND TAX BILLS TO: | |
|---|---|---|---|
| NAME: Lequient Patton<br>Cimeaka Patton | | NAME: Lequient Patton<br>Cimeaka Patton | |
| STREET ADDRESS: 2928 High Rigger | | STREET ADDRESS: 2928 High Rigger | |
| CITY: Antioch | STATE: Tennessee | CITY: Antioch | STATE: Tennessee |
| ZIP CODE: 37013 | | ZIP CODE: 37013 | |
| MAP & PARCEL NO.: 150-03-0 446.00 | | | |

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, Phillip J. Buggs and wife, Toni L. Buggs

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Lequient Patton and wife, Cimeaka Patton

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

**Being Lot No. 53, on the Plan of Harbor Landing Subdivision, Section Three, recorded in Book 6900, Page 346, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**BEING the same property conveyed to Phillip J. Buggs and wife, Toni L. Buggs by Warranty Deed from Robert M. Glick and wife, Mitzi T. Glick, dated 07/28/1995, recorded 08/01/1995, in Book 9746, Page 496, in the Register's Office of Davidson County, Tennessee Records.**

This is improved property known as 2928 High Rigger, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenance, 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.

WITNESS our hands this 30th day of August, 2004.

Phillip J. Buggs, by Jerrold Smith atty in fact
Phillip J. Buggs *by Jerrold Smith, atty-in-fact*

Toni L. Buggs, by Jerrold Smith atty in fact
Toni L. Buggs *by Jerrold Smith, atty-in-fact*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of August, 2004, before me personally appeared Jerrold Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phillip J. Buggs as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said Phillip J. Buggs.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 30th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 1-27-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of August, 2004, before me personally appeared Jerrold Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Toni L. Buggs as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said Toni L.. Buggs.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 30th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 1-27-07

**WARRANTY DEED**