# WARRANTY DEED

Return To:
American Title Company, Inc
925 Industrial Drive
Old Hickory, TN 37138
File No: 04-1852

Davidson County DEEDWARR
Recvd: 09/23/04 09:05 2pgs
Fees:13.00 Taxes:332.63

20040923-0114570

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$89,900.00.**

Affiant

Subscribed and sworn to before me this 17 day of September, 2004

Notary Public
My Commission expires:

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| John W. Patterson | SAME AS NEW OWNER | 163-110B-068.00CO |
| 120 Beech Forge Drive | | |
| Antioch, TN 37013 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jerry W. Jones, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John W.*Patterson and Mary Ellen *Wayne Patterson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**A 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. 68 of Bell Forge Village, a Planned Unit Development, the Plat of which is of record in Book 6250, page 131, as revised in Book 6250, page 201, 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 Jerry W. Jones, unmarried, by deed from Laura Beth Duncan Greene and husband, Robert Greene, on March 23, 1999, of record in Book 11480, page 331, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6250, page 131, and revised in Book 6250, page 201, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7224, page 209, Book 6040, page 538, and Book 6350, page 858, Book 6040, page 534, Book 7224, page 241, Book 7461, page 565, Book 7552, page 83, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6887, page 48, Book 7491, page 883, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6040, page 576 and Book 6306, page 644, Register's Office for Davidson County, Tennessee.

This is improved property known as: **120 Beech Forge Drive, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 17, 2004.

Jerry Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry W. Jones, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 17, 2004

My commission expires _____

_____
Notary Public