Return to : FirstTitle and Escrow Company, Inc.
Box 9B File Number 23434

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

x _____
Affiant

Subscribed and sworn to me on October 1, 2004.

_____
NOTARY PUBLIC

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 10/05/04 16:06 2pgs
Fees:13.00 Taxes:1069.30

20041005-0120114

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20360SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rommel Tirona Emily Ung 6213 Palomar Court Nashville, TN 37211	SunTrust Mortgage, Inc. 201 4th Avenue N. 7th Flr Nashville, Tennessee 37219	172-10-B-81 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Timothy David Patterson, **unmarried** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Rommel Tirona and wife, Emily Ung, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 as shown on the Final Plat of Christiansted Valley, Phase 1, of record as Instrument No. 200002150015149 and Instrument No. 200002150015150 and revised by Instrument No. 20010209-0012852, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Timothy David Patterson and wife, Christa Renee Patterson, by deed from Fallon Homes, LLC, a Tennessee Limited Liability Company, dated November 15, 2002, of record in Instrument No. 20021125-0146224, Register's Office for Davidson County, Tennessee. Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce in the Fourth Circuit Court of Davidson County, Tennessee, Docket Number 04D-1881, the said Christa Renee Patterson conveyed all of her rights title and interest in subject property to Timothy David Patterson, by Quitclaim Deed, dated August 19, 2004, of record as Instrument No. 20040819-0100301, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plat of record as Instrument Nos. 200002150015149 and 200002150015150 in the Register's Office for Davidson County, Tennessee, as revised by Instrument No. 20010209-0012852, in said Register's Office. See also plat revising Open Space of record as Instrument No. 20020904-0106659, in said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions with Architectural Standards and By-Laws appended thereto of record as Instrument No. 199912210305559 and amended by Instrument No. 200007280074515 in said Register's Office.

5. Stormwater Detention Agreement of record in Book 11628, page 8, in said Register's Office.
6. Charter of Christiansted Valley Homeowners' Association of record in Instrument No. 199912210305560 and 199912210305561 in said Register's Office.
7. Conveyance of common areas to Homeowners' Association by Instrument No. 20020916-0112445, as corrected by Instrument No. 20030715-0098810, in said Register's Office.
8. Subject to the rights of others in and to the common areas, if any.
9. Subject to the lien for special assessments, if any, contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 6213 Palomar Court, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on October 1, 2004.

Timothy David Patterson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 1, 2004, before me personally, the undersigned appeared Timothy David Patterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 1, 2004.

NOTARY PUBLIC

My Commission Expires: _____

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE