WARRANTY DEED

2004-1270

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry J. Patterson	COUNTRYWIDE HOME LOANS, INC.	44 - 15 - 278.00
(NAME)	(NAME)	
1001 Elliston Street	2021 North Gallatin Road, Suite 292	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison, TN 37115,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JULIA FAYE JONES**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY J. PATTERSON**, unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 55 of Section "D" on the Plan of E. I. Du Pont de Nemours and Company's Subdivision of Old Hickory Village, as of record in Book 1424 at page 65, Register's Office for said County, described further as follows:

Beginning on the easterly margin of Elliston Street, at the corner of lots Nos. 55 and 56; thence with the line between said lots, eastwardly 66 feet to the corner of Lots Nos. 43, 55 and 56; thence with the line between lots Nos. 43 and 55, northwardly 49.1 feet to the southerly margin on 10th Street; thence with the southerly margin of said street, westwardly 56 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the easterly margin of Elliston Street; thence with the easterly margin of said Street, southwardly 39.2 feet to the beginning.

Being the same property conveyed to Julia Faye Jones, unmarried by deed from Jesse T. Jones, unmarried dated June 17, 2004 and recorded in Instrument Number 20040621-0072932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and thereafter, and easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1001 Elliston Street, Old Hickory, TN 37138

(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 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 my hand this 30th day of September, 2004.

Davidson County DEEDWARR
Recvd: 10/07/04 09:35 1pgs
Fees:13.00 Taxes:270.10

20041007-0121007

Julia Faye Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Julia Faye Jones, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

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

NORRIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

3-28-05