Return to: First Title and Escrow Company, Inc.
Box 9B File Number 23456

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/04 12:07 2pgs
Fees:13.00 Taxes:3422.50
20041027-0129329

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires July 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$925,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald D. Patterson, Trustee	AmSouth Bank	117-9-66
(NAME)	(NAME)	
2418 Valley Brook Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35244	
(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, **THOMAS J. DEPAUW AND WIFE, CAROL A. KING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERALD G. PATTERSON, TRUSTEE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 7 Block 5 on the Plan of Woodmont Estates, as of record in Plat Book 974, page 29, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas J. DePauw and wife, Carol A. King by deed from Kenneth D. Johnson and wife, Helen A. Johnson of record in Instrument No. 20010803-008300 Register's Office for Davidson County, Tennessee

This conveyance is subject to The Plan of Record in book 974, page 29 and property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **2418 Valley Brook Road, Nashville, TN 37215**

(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 our hands this 20th day of October, 2004.

Thomas J. DePauw

Carol A. King

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 Thomas J. DePauw and wife, Carol A. King, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of October, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires: JULY 21, 2007