Davidson County DEEDWARR
Recvd: 10/28/04 15:31 2pgs
Fees:13.00 Taxes:259.00
20041028-0129833

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Paul C. Burke and wife,
Hilda Lataine Burke
534 Chandler Place
Hermitage, TN 37076

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 86-6--0-A
PARCEL 534

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vicki L. Patterson, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Paul C. Burke and wife, Hilda Lataine Burke**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 534, together with the appurtenant interest in the common elements of Steeplechase Condominiums, a horizontal property regime established by Master Deed of record in Book 6816, page 483, amended in Book 7390, page 1, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.
>
> Being the same property conveyed to Vicki L. Patterson, unmarried, by deed from Wayne T. Stotts, of record in Book 10912, page 110, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 534 Chandler Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of October, 2004.

Vicki L. Patterson

Vicki L. Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Vicki L. Patterson, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26 day of October, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

Paul C. Burke

AFFIANT

Subscribed and sworn to before me
this 20 day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007