This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 11/18/04 11:55 2pgs
Fees:13.00 Taxes:81.40
20041118-0138547

Warranty Deed

ADDRESS OF NEW OWNER:
V. Patterson
716 26th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
GMAC Mortgage Corp
100 Witmer Road
Horsham, PA 19044-9063

MAP/PARCEL NO:
92-6-600.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Viola Collier Reagon,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 00P-379** unto the Grantee, **V. Patterson,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Viola Reagons a/k/a Viola Collier Reagon,** described as follows:

Lot 33, BUCHI'S SUBDIVISION OF LOT NO. 20 MCNAIRY SUBDIVISION, as shown on plat of record in Plat Book 421, page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Lyman Prentice Reagons to Viola Reagons as recorded on the 16th day of December, 1950, in Book 1914, page 265, in the Register's Office of Davidson County, Tennessee.

Said Property is conveyed subject to any and all restrictions and easements of record.

This is unimproved property known as 716 26th Avenue North, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Viola Collier Reagon** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of November 2004.

Peggy D. Mathes, Adm.
Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October 2004, before me personally appeared, Peggy D. Mathes, Administrator of the **Estate of Viola Collier Reagon** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Viola Collier Reagon**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 16th day of November 2004.

My commission expires:

Notary Public

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

Peggy D. Mathes
Affiant

Subscribed and sworn to before me this 16th day of November, 2004.

Notary Public

My Commission Expires:

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007