Davidson County DEEDWARR
Recvd: 11/22/04 10:27 2pgs
Fees:13.00 Taxes:440.30

20041122-0139601

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 19th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-KW-04-1602

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen E. Patterson	First Horizon Home Loan Corp.	
1602 Shelby Avenue	(NAME) 2525 West End Ave., Ste 400	083-13-0-513.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RACHELE SCOTT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN E. PATTERSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 12 and the westerly 5 feet of Lot No. 13 on the Map of Edgefield Land Company's First Addition as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 45 feet on the souterly side of Shelby Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rachele Scott, unmarried by deed from Melanie Leigh Pearson Ward and husband, Jacob B. Ward, dated February 20, 2004 and filed of record as Inst. No. 20040220-0019926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1602 Shelby Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of November, 2004.

Rachele Scott

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Perry a Notary Public of the County and State first above written, do hereby certify that Rachele Scott, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of November, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959