WARRANTY DEED

B-KWR-04-0127

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

Subscribed and ~~sworn to before me~~ this 20th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 12/22/04 14:42 2pgs
Fees:13.00 Taxes:449.55

20041222-0152437

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Patton	American Home Mortgage	
127 Westerly Drive	(NAME) 7142 Columbia Gateway Drive	142-7-A-127 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Columbia, MD 21046	
(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 ALISON L. WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM B. PATTON, 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:

Unit 127, WILLOW POINTE CONDOMINIUMS, as established under Master Deed of record in Book 6772, Page 257 amended in Book 8867, Page 283, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alison L. Billingsley by Warranty Deed from Janice M. Booker and husband Jeffrey R. Benight, recorded the 4th day of October, 2002 in Instrument No. 20021004-0121127, in the Register's Office of Davidson County, Tennessee. (Alison L. Billingsley is now known as Alison L. Williams).

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

unimproved ( )
This is improved (X) property, known as 127 Westerly Drive, Nashville, Tennessee 37221
(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 20th day of December, 2004.

X Alison L. Williams
Alison L. Williams

X Ryan Williams
Ryan Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alison L. Williams and Ryan Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)

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

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903