BOX 10-A

WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE TENN. Exp. 11/24/07 DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Lesley G. Grandstaff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lesley G. Grandstaff	SouthTrust Mortgage Corporation	Map 73-09
(NAME)	(NAME)	
1832 Willow Springs Drive	210 Wildwood Parkway	Parcel 128.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, AL 35209	
(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, I, **ELIZABETH R. PATTERSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLEY G. GRANDSTAFF, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 357 on the Plan of Section III, Burchwood Gardens, as of record in Book 2900, page 116, Register's Office for said County.

Said lot fronts 79 feet on the southwesterly side of Willow Springs Drive and runs back 147 feet on the westerly line and 144.2 feet on the easterly line to a dead line in the rear on which it measures 79.05 feet.

Being the same property conveyed to Howard A. Patterson, Jr. and wife, Elizabeth R. Patterson by deed from Riverwood Homes, Inc., dated September 13, 1962, of record in Book 3433, page 383, in the Register's Office for Davidson County, Tennessee. The said Howard A. Patterson, Jr. has since died with his interest passing to Elizabeth R. Patterson by reason of their tenancy by the entirety.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 2900, page 116, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1832 Willow Springs Drive, Nashville, TN 37216
(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.

In witness whereof, Bonnie Cassetty as attorney-in-fact for Elizabeth R. Patterson, pursuant to Power of Attorney recorded in Instrument No. 20050106 - 0002132, Register's Office for Davidson County, Tennessee, does hereby authorize and sign on behalf of Elizabeth R. Patterson this 4th day of January, 2005.

Elizabeth R. Patterson

Elizabeth R. Patterson
By: Bonnie Cassetty, Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/06/05 10:18 2 pgs
Fees:13.00 Taxes:444.00

20050106-0002133

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Bonnie Cassetty, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth R. Patterson, and who acknowledged that she executed the same as the free act and deed of Elizabeth R. Patterson.

Witness my hand and official seal at Nashville, Tennessee this 4th day of January, 2006.

Commission expires:



Notary Public