WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/05 15:00 2 pgs
Fees:13.00 Taxes:414.40

20050106-0002491

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

x Ranetta M. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF January 2005

NOTARY PUBLIC
DANIEL L. SCHMOR
DAVIDSON COUNTY
TENNESSEE

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ranetta M. Phillips	Franklin American Mortgage	MAP 050-10-0-C
(NAME)	(NAME)	
3444 Rainwood Drive	501 Corporate Centre Dr., S 400	PARCEL 291.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(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, WE, The William Patton Jr.Foundation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ranetta M. Phillips, Unmarried

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:

LAND in Davidson County, Tennessee, BEING Lot No. 24, on the Plan of Chesapeake Homes, Section Six, Phase Two, of record at Instrument No. 20020626-0077004, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING a part of the same property conveyed to Affordable Housing Resources, Inc., by Quitclaim Deed dated Dec. 29, 2003, from Nashville Area Habitat for Humanity Inc., of record at Instrument No. 20040112-0004778, Register's Office for Davidson County, Tennessee. Affordable Housing Resources, Inc., having since conveyed all its right, title and interest in and to subject property to The William Patton Jr., Foundation by Quitclaim Deed of record at Instrument No. * , said Register's Office.

* 20050106-0002489

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3444 Rainwood Drive, Nashville, TN 37207
(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.

Witness my hand this 4th day of January, 2005

The William Patton Jr.Foundation, a Tennessee corporation

By:
William Patton, Jr., President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared William Patton, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the The William Patton Jr. Foundation the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William Patton, Jr. as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Goodlettsville, TN on this the 4th day of January 2005.

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

My commission expires _____

_____
Notary Public