JCW, # D-0487

Davidson County DEEDWARR
Recvd: 02/03/05 08:49 2 pgs
Fees:13.00 Taxes:815.11
20050203-0012576

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)43612

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,300.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **25TH** DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
STACY M. PATTERSON	GMAC MORTGAGE CORP.	**72-3-232**
1303 Greenfield Avenue	100 WITMER ROAD	**15DZ 9780**
Nashville, TN 37216	HORSHAM, PA 19044	

FOR AND IN 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, JOHN WADDELL and JENNIFER DEAL, as joint tenants with right of survivorship,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACY M. PATTERSON,** 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:

Being the westerly part of Lot No. 108 and the easterly 15 feet of Lot No. 109 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots Nos. 108 and 109 fronts together 60 feet on the northerly side of Greenfield Avenue and runs back 205 feet on the westerly line and 259 feet, more or less, on the easterly line, with the westerly margin of Greenfield Avenue, as widened, to a dead line, measuring 216.8 feet, more or less, thereon.

Included in the above description but expressly EXCLUDED from this conveyance is the following described property conveyed to Ewing O. Harper, Jr., and wife, Lillian G. Harper of record in Book 3398, page 639, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being parts of Lots 108 and 109 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described according to a survey by Hickerson-Johnson, Engineers, dated May 19, 1962, as follows:

Beginning at a point on the westerly margin of Kennedy Avenue 149 feet from the northwest corner of the intersection of Greenfield and Kennedy Avenues; thence north 60 degrees 46' west 162 feet to an iron pin; thence northerly 30 feet to an iron pin; thence south 81 degrees 45' east 216.8 feet to a point in the westerly margin of said Kennedy Avenue; thence southerly 110 feet along the westerly margin of Kennedy Avenue, to the point of beginning.

Being the same property conveyed to John Waddell and Jennifer Deal, as joint tenants with the right of survivorship, by deed from Kevin Flemming and Tyler McCain, of record in Instrument Number 20040406-0038853, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1303 Greenfield Avenue, Nashville, Tennessee 37216

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 our hands this 25TH day of January, 2005.

JOHN WADDELL

JENNIFER DEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN WADDELL and JENNIFER DEAL, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25TH day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006