FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Steven E Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steven E. Patton	NEW OWNER	Map 181
340 Ash Grove Drive		Group
Nashville, TN 37211		Parcel 215

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

Bruce Wesnofske and Dimples Wesnofske, former members of Little Folks Farm, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Steven E. Patton and wife, Dianne Patton

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:

Beginning at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 2,067.19 feet northerly as measured along the centerline of the said 50 foot joint use ingress-egress easement from the northerly margin of Pettus Road; thence leaving the centerline of the said joint use ingress-egress easement and with the northerly line of Tract No. 15 of the J.D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds west passing a steel fence post at 25.0 feet in all 1100.00 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 200.00 feet to an iron pin; thence with the southerly line of Tract No. 13 of the J.D. Stevens Pettus Road Division South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1075.00 feet in all 1100.00 feet to an iron pin in the center of the said 50 foot center of said easement south 04 degrees 41 minutes 13 seconds West 200.00 feet to the point of beginning.

BEING the same property conveyed to Little Folks Farms, LLC by deed from Sara V. Severy, a/k/a Sara B. Severy, of record in Instrument 200001190006495, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9518, Page 439, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) Private Road and Utility Easement of record in Book 9518, Page 448 and Ingress/Egress Easement of record in Book 9518, Page 453 and Book 9518, Page 526, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 6315 Pettus Road, Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 02/28/05 10:13 2 pg
Fees:13.00 Taxes:296.00
20050228-0021432

Witness our hands this 25th day of February, 2005.

Bruce Wesnofske

Dimples Wesnofske

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 Bruce Wesnofske and Dimples Wesnofske, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.