40-A

Davidson County DEEDWARR
Recvd: 04/19/05 15:30 2 pg:
Fees:13.00 Taxes:563.33
20050419-0043661

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Joanne K. Tidwell
8082 Esterbrook Dr.
Nashville, TN 37221

SEND TAX BILL:

U.S. BANK N.A.
4801 Frederica Street
Owensboro, KY 42301

MORTGAGEE:
U.S. BANK N.A.
4801 Frederica Street
Owensboro, KY 42301

MAP AND PARCEL:
Map 128-14
Parcel 53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mossie Patty, a widow** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Joanne K. Tidwell**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Harpeth Park Sections Two & Three, Revision of Lots 44 & 45, as of record in Plat Book 4060, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to John L. Patty and wife, Mossie Patty, by deed from Benny Bryan Bond and wife, Mary Beth Bond, of record in Book 6146, page 799, Register's Office for Davidson County, Tennessee. The said John L. Patty having since died on September 13, 1999.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 8082 Esterbrook Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of April, 2005.

Mossie Patty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mossie Patty, a widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 18 day of April, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $152,250.00.

Joanne K. Tidwell
AFFIANT

Subscribed and sworn to before me
this 18 day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006