Return To:
Infinity Title, LLC
404 BNA Dr. #307
Nashville, TN 37217
05-0293

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Vincent B. Dixie	New Owner	Map-Par 81-07-11.00
100 Liberty Cove		
Hendersonville, TN 37075		12244

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Patton Family Partnership, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Vincent B. Dixie, married (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map A.C. Dudley's Plan of Lots, as of record in Book 161, page 10, Register's Office for said County.

Said Lot No.18 fronts 70 feet on the northerly side of Cass Street and runs back 150 feet on the westerly side and 150 feet on the easterly side to an alley measuring 60.2 feet on said alley.

Being the same property conveyed to Patton Family Partnership by deed from William Patton Jr. of record in Instrument No. 20010716-0075301, said Register's Office for Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters shown on the Plan of record in Plat Book 161, page 10, said Register's Office.

This is improved property commonly known as 1700 Cass Street, Nashville, TN 37208

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 31 day of March, 2005.

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 24,2007

Davidson County DEEDWARR
Recvd: 04/25/05 14:21 4 pgs
Fees:23.00 Taxes:481.00

20050425-0045791

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31 day of March, 2005.

William Patton, Jr.

Cheri Patton, by William Patton, Jr., Atty in Fact

Patton Family Partnership

By: William Patton, Jr., General Partner

Patton Family Partnership

By: Edward Patton, Partner

William Patton, Jr. Real Estate Trust

By: Edward Patton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Patton Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Patton Family Partnership, the within named bargainor, and that he as such General Partner , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of March, 2005.

Notary Public

My Commission Expires: 7-25-06

LENORA K BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edward Patton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Patton Family Partnership, the within named bargainor, and that he as such Partner , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of March, 2005.

Notary Public

My Commission Expires: 7-29-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edward Patton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of William Patton, Jr. Real Estate Trust, the within named bargainor, and that he as such Trustee , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of March, 2005.

Notary Public

My Commission Expires: 7-29-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, William Patton, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the attorney-in-fact for Cheri Patton, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Cheri Patton by himself as attorney-in-fact.

Witness my hand, at office, this 31 day of March, 2005.

Notary Public

My commission expires: 7-29-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of March, 2005, before me personally appeared William Patton, Jr. to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 7-24-06

