Davidson County DEEDWARR
Recvd: 06/03/05 08:05 2 pgs
Fees:13.00 Taxes:962.00

20050603-0062993

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# WARRANTY DEED

G-CD-05-4109

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me this 20th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mende Pattee | Countrywide Home Loans | |
| 4109 Oriole Place (ADDRESS) | 750 Old Hickory Blvd #180 (NAME) | |
| Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (ADDRESS) (CITY) (STATE) (ZIP) | 131-3-76 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSANNE L. HICKS, (FKA SUSAN M. LOFTIS), MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MENDE PATTEE, A MARRIED WOMAN, AND JASON PATTEE, HER HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 ON THE PLAN OF BIRDHAVEN, OF RECORD IN BOOK 1130, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SUSANNE M. LOFTIS, UNMARRIED, BY WARRANTY DEED FROM ANDREW SCOTT LAKOFF, JOINED BY HIS WIFE, LISA LAKOFF, RECORDED ON THE 1ST DAY OF MAY, 1992, IN DEED BOOK 8615, PAGE 189, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) all matters appearing on plat of record in Book 1130, Page 30, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved ( X ) property, known as 4109 Oriole Place, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of May, 2005.

Susanne L. Hicks

STATE OF Tennessee
COUNTY OF Davidson

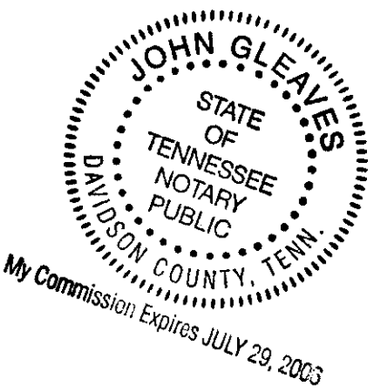
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susanne L. Hicks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903