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Davidson County DEEDWARR
Recvd: 06/29/05 09:56 2 pgs
Fees:13.00 Taxes:512.45

20050629-0074634

WARRANTY DEED

B-CL-05-0340

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JILL M. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Brian Shawler	FLAGSTAR BANK (NAME)	
340 Ash Grove Drive (ADDRESS)	5151 CORPORATE DR (ADDRESS)	162-05 153.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	TROY, MI 48098 (CITY) (STATE) (ZIP)	

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 STEVEN E. PATTON AND WIFE, JOHNNIE D. PATTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN SHAWLER, _____, 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 48, HICKORY VALLEY, SECTION 2-A, as shown on plat of record in Plat Book 4300, Page 111, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven E. Patton and wife, Johnnie D. Patton by Quitclaim Deed from C.A. Patton and wife, Margaret Patton recorded July 27, 1987 in Book 7307, Page 451, Register's Office for Davidson County, Tennessee and being the same property conveyed to Steven E. Patton and wife, Johnnie D. Patton and C.A. Patton by Deed recorded October 22, 1986 in Book 7016, Page 19, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 340 Ash Grove Drive, Nashville, Tennessee 37211
(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 27th day of June, 2005.

Steven E. Patton

Steven E. Patton

Johnnie D. Patton

Johnnie D. Patton

STATE OF Tennessee
COUNTY OF Davidson

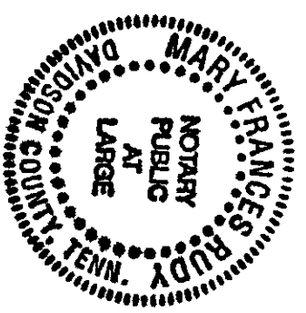
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven E. Patton and Johnnie D. Patton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal this the 27th day of June, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903