Davidson County DEEDWARR
Recvd: 06/29/05 15:39 3 pg
Fees:18.00 Taxes:394.05
20050629-0075044

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Bryan Patterson and Elizabeth Patterson 236 Coleridge Court Antioch, TN 37013	SAME	162-02-262.00

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, James Southerland and wife, Miriam Southerland, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryan Patterson and wife, Elizabeth Patterson, as joint tenants with right of survivorship, hereinafter called the Grantees, 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. 22 on the Plan of Colemont Heights, Section 2, of record in Book 4300, page 133, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James Southerland and wife, Miriam Southerland from James E. Shinkle and wife, Priscilla E. Shinkl;e by deed dated 3/27/02 of record in Instrument No. 20020402-0039613, said Register's Office.

This is improved property known as: 236 Coleridge Court, 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. Whenever 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 our hands this 24 day of June, 2005.

James Southerland

Miriam Southerland
by James Southerland
her atty in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Southerland with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 24 day of June, 2005.

NOTARY PUBLIC

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

My Commission Expires: 6/15/09

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $106,500.00.

Elizabeth Patterson
Affiant

Subscribed and sworn to before me this 24 day of June, 2005.

NOTARY PUBLIC

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

My Commission Expires: 6/15/09

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James Southerland, with whom I am personally acquainted and who upon oath acknowledged James Southerland to be the Attorney in Fact for Miriam Southerland, the within named bargainor, and that James Southerland as Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Miriam Southerland, as Attorney in Fact.

Witness my hand and seal, this 24 day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY