Record 2nd
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Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/21/05 15:55 2 pgs
Fees:13.00 Taxes:294.15
20050721-0085313

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $79,500.00

Shekea Wyatt
Affiant

Subscribed and sworn to before me, this 20th day of May, 2005.

Notary Public
My commission expires:

02-0504-43870

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard Roper	New Owner	136-03-0-A-112.00CO
3880 Priest Lake Drive Unit 28		
Nashville TN 37217		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James W. Patterson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Roper and Shekea Wyatt, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Townhouse No. 28, Building 14, on the Plan of Priest Lake Condominium Townhouses, Phase I, of record in Plat Book 4460, Page 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Patterson and wife, Peggy W. Patterson, by deed from Heritage Federal Bank For Savings (formerly Heritage Federal Savings and Loan Association), Executor of the Estate of Harry V. Steadman and Heritage Federal Bank For Savings (formerly Heritage Federal Savings and L oan A ssociation), Trustee Under Trust Agreement of Harry V. Steadman dated July 2, 1985, which deed is dated November 27, 1990, recorded December 13, 1990, of record in Book 8256, Page 849, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to James W. Patterson by quitclaim deed from Peggie W. Patterson dated 2/9/05 being recorded simultaneously herewith in Instrument No. 20050721-0085312, Register's Office for Davidson County, Tennessee. Oath is made that Peggie W. Patterson is also known as and is one and the same person as Peggy W. Patterson. Grantor herein makes oath that the property herein described is neither his principal residence nor the principal residence of his spouse and/or dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3880 Priest Lake Drive Unit 28, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 20th day of May, 2005.

James W. Patterson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James W. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20th day of May, 2005.

Notary Public
State of Tennessee at Large

My Commission expires: 9/4/05

