Davidson County DEEDWARR
Recvd: 07/25/05 08:43 2 pgs
Fees:13.00 Taxes:490.25

20050725-0085904

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00.

Stephanie Voth
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July 2005.

KRIS MORSS
NOTARY PUBLIC

My Commission expires: 6-26-07

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William Sasser (NAME)	Same (NAME)	Map 92-3
2018 Jefferson Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 12

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

William Patton, Jr., and Cheri M. Patton, husband and wife

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

William Sasser, III, a single man

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the east 16 feet of Lot No. 11 and the west 34 feet of Lot No. 12 on the Map showing the subdivision of Lots Nos. 1 and 2 of the Harding Lyttle Tract of record in Book 57, page 123, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Jefferson Street, said point being the southwest corner of the described lot; thence North 6 deg. 27 min. 04 sec. West, 104.56 feet; thence North 74 deg. 14 min. 19 sec. East 50.62 feet; thence South 6 deg. 27 min. 04 sec. East 110.66 feet to a point in the northerly margin of Jefferson Street, said point being the southeastern corner of said lot; thence South 81 deg. 06 min. 43 sec. West 50 feet to the point of beginning, containing 4,363.80 spuare feet, more or less.

Being the same property conveyed to William Patton, Jr., by deed from Christopher Mulwa and Wife, Melanie Mulwa, of record as Instrument No. 20010803-0082783, dated August 1, 2001, said Register's Office.

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

Taxes for the year 2005 have been prorated and assumed by Grantee(s)

Perpetual Easement of record in Book 4187, page 992, said Register's Office

The improved property is located at 2018 Jefferson Street, Nashville, TN 37208

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 22 day of July, 2005.

William Patton, Jr.

Cheri M. Patton by William Patton, Jr.

Cheri M. Patton

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Patton, Jr., the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of July, 2005.

My Commission expires:
6-26-07

Notary Public

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of Tennessee
County of Davidson

On this 22nd day of July 2005, before me personally appeared William Patton, Jr. a married man, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cheri M. Patton, a married person, and who acknowledged that he/she executed the same as the free act and deed of Cheri M. Patton.

Notary Public

Commission Expires: 6-26-07

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN