PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of July, 2005, by and between HELEN P. PUTMAN, UNMARRIED, hereinafter called Grantor, and JAMES TODD PATTON and REGINA F. PATTON, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, HELEN P. PUTMAN, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto JAMES TODD PATTON and REGINA F. PATTON, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 6225 CLARKSVILLE HIGHWAY, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 07/29/05 11:01 3 pgs
Fees:18.00 Taxes:913.90

20050729-0088849

Helen P. Putman
HELEN P. PUTMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HELEN P. PUTMAN, 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 foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 18th day of **July, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

JAMES TODD PATTON and REGINA F. PATTON
6225 CLARKSVILLE HIGHWAY
JOELTON, TENNESSEE 37080

Property Address:

6225 CLARKSVILLE HIGHWAY
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

SUNTRUST MORTGAGE, INC.
201 4TH AVENUE NORTH/7TH FLOOR
NASHVILLE, TENNESSEE 37219

Map & Parcel #: MAP 21, PARCEL 340

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$247000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

James Todd Patton
Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of **July, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

05-7629

EXHIBIT 'A'

TRACT 1:

Beginning at a stake in the Robert Munn corner in the Jake Frutiger line; thence North 30 1/4 degrees west with the former Robert Munn line 36 poles to a stake with ash pointer; thence south 39 degrees East 11.17 poles to an elm tree; thence south 51 degrees East 66.13 poles to a stake in the H.R. Potter north boundary; thence with the Potter and Frutiger line North 78 degrees east 80 poles to the beginning, containing 9 acres, more or less.

TRACT 2:

Beginning at an iron pin in the southerly margin of U.S. Hwy 41A said point being the northeast corner of the property conveyed to Jack R. Jarrard and D.E. Wilson as recorded in Deed Book 679, page 865, R.O.D.C. Tennessee and the northwest corner of the property conveyed to A.G. Putman as recorded in Deed Book 6085, page 884, R.O.D.C. Tennessee thence with the common line between Jarrard and Putman south 15 degrees 09 minutes 40 seconds west 260.05 feet, then south 09 degrees 09 minutes 03 seconds west 228.31 feet, thence south 43 degrees 48 minutes 30 seconds west 108.14 feet, thence north 62 degrees 19 minutes 40 seconds west 64.00 feet, thence south 23 degrees 19 minutes 57 seconds west 204.46 feet, thence north 30 degrees 15 minutes 00 seconds west 128.00 feet, thence north 22 degrees 49 minutes 43 seconds east 703.26 feet to an iron pin in the southerly margin of U.S. Hwy. 41A directly opposite the intersection of Chambliss Road, thence with the southerly right of way south 67 degrees 05 minutes 50 seconds east 117.82 feet to the point of beginning, all corners being marked by an iron pin according to a survey by Donald W. Fortner, Tennessee R.L.S. #1072 dated September 14, 1996. This property is a portion of the property conveyed to Jack R. Jarrard and D.G. Wilson as recorded in Deed Book 6790, page 865 and is indentified on Tax Map 21 as Parcel 77 and contains 2.53 acres more or less.

TRACT 3:

A "0.16 acre parcel", being a portion of the property described in Deed Book 5700, page 223, Register's Office for Davidson County, Tennessee; property being described in survey by Chandler Surveying, LLC, Jeffrey Patrick Chandler, Tennessee registered land surveyor number 2353, as follows:

Beginning at an existing iron pin in the southerly right-of-way of U.S. Highway 41-A, being the northeast corner of Deed Book 11594, page 887, Register's Office for Davidson County, Tennessee, and the northwest corner of Putman as described in Deed Book 10214, page 107, Register's Office for Davidson County, Tennessee; thence south 67 degrees 05 minutes 17 seconds east, a distance of 117.79 feet to an existing iron pin and the northwest corner of Putman "Tract 1" as of record in Deed Book 6085, page 884, Register's Office for Davidson County, Tennessee; thence south 15 degrees 06 minutes 09 seconds west, a distance of 261.44 feet to an existing old tree stump; thence south 04 degrees 11 minutes 16 seconds west, a distance of 210.17 feet to an existing iron pin; thence south 36 degrees 14 minutes 02 seconds west, a distance of 108.18 feet to an existing iron pin in the northerly line of Clark as described in Deed Book 5700, page 223, Register's Office for Davidson County, Tennessee, and the common corner of Putman's tract described in Deed Book 10214, page 107, Register's Office for Davidson County, Tennessee, which is the point of beginning of this description; thence with the common line of Clark and Putman north 69 degrees 56 minutes 50 seconds west, a distance of 63.83 feet to an existing iron pin; thence south 30 degrees 29 minutes 12 seconds west, a distance of 215.34 feet to an existing iron pin in the northerly line of Putman's "9 acre tract" described in Deed Book 6892, page 890, Register's Office for Davidson County, Tennessee, and the common corner of Putman and Clark; thence severing the land of Clark north 45 degrees 57 minutes 05 seconds east, a distance of 235.42 feet to an existing iron pin, which is the point of beginning, being triangular in shape and having an area of 6758.7 square feet, 0.16 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE IS THAT CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lot No. 1 of the Final Plat of Putman Subdivision, as of record in Instrument Number 20050317-0029534, Register's Office for DAVIDSON County, Tennessee. Reference is hereby made to said plat for a more complete and accurate description.

Being the same property conveyed to Peggy Brooks, by Warranty Deed from Donald L. Cook and wife, Mary L. Cook, of record in Book 10733, page 260, Register's Office for Davidson County, Tennessee.

Conveyed to Helen Putman and 20050729-0088847

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 21, PARCEL 340).

2. Company does not assume any liability whatsoever for the amount of acreage contained in the subject property.

3. Unrecorded easements for roads and utilities, if any.