Davidson County DEEDWARR
Recvd: 08/12/05 15:08 2 pgs
Fees:13.00 Taxes:462.50
20050812-0095934

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of August, 2005.

Notary Public

My Commission Expires: 1/24/09

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William E. Suite
350 Melpar Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

148-13-0-009.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stuart F. Wilson-Patton and wife, Mary E. Wilson-Patton hereinafter referred to as Grantors, hereby transfers and conveys to William E. Suite and wife, Betty M. Suite hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 380 on the Plan of Fairlane Park Subdivision, Section III, of record in Book 2331, Page 145, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 380 fronts 70 feet on the northerly margin of Melpar Drive and extends back 193.9 feet on the westerly line and 194.2 feet on the easterly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Stuart F. Wilson-Patton, and Wife, Mary E. Wilson-Patton by deed from Steven E. Martin and wife, D. Ann Martin of record in Deed Book 11635, page 171, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 2331, Page 145, Register's Office of said County.

Restrictive Covenants of record in Deed Book 2598, Page 491 and Book 2702, page 49, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 350 Melpar Dr., Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. 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 11th day of August, 2005.

Stuart F. Wilson-Patton

Mary E. Wilson-Patton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stuart F. Wilson-Patton and Mary E. Wilson-Patton, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 11th day of August, 2005.

Notary Public

My Commission Expires: 1/4/06

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