Davidson County DEEDWARR
Recvd: 08/26/05 14:14 2 pgs
Fees:13.00 Taxes:645.65

20050826-0102530

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Jo E. Patterson**
Address **150 Oak Park Drive**
City/State/Zip **Nashville, TN 37207**

SEND TAX BILLS TO:
Name **Market Street Mortgage Corporation**
Address P.O. Box 22128
City/State/Zip Tampa, FL 33622-2128

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Karen Tisa Stuart, A Single Woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Jo E. Patterson, A Single Woman, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 88 on the Plan of Oak Park Subdivision, Section One, of record in Plat Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to Nick Stuart, Jr. and wife, Gertrude Stuart, by Warranty Deed from Albert Lee Ingram and wife, Roberta Dixon Ingram, dated July 28, 1972, of record in Book 4623, page 446, Register's Office for Davidson County, Tennessee. The said Nick Stuart, Jr., having since died leaving Gertrude Stuart as surviving tenant by the entirety. The said Gertrude Stuart having since died and said property now being solely vested in Karen Tisa Stuart per the last Will and Testament of Gertrude Elodia Miller Stuart in Case Number 04P1477 and entered as Volume 5707, page 1664156, in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 60 Group 3 Parcel 101

This is improved property known as: 150 Oak Park Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **15th** day of **August, 2005.**

Karen Tisa Stuart _____

Karen Tisa Stuart

_____ _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, **Karen Tisa Stuart** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **15th** day of **August, 2005.**

Commission expires _____

JEFFREY C. HORN
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Comm. Expires JAN. 26, 2008

_____
Notary Public

Vision Form SDD01TN Rev. 07/08/96

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$174,500.00**

Affiant

Subscribed and sworn to before me, this the 15th day of August.2005.

My commission expires:

Notary Public - Register

JEFFREY C. HORN
Nnotary
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008