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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/05 14:16 2 pgs
Fees:13.00 Taxes:29.60

20050919-0112399

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2005

DANIEL L. WISCHER NOTARY PUBLIC STATE OF TENNESSEE AFFIX SEAL NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Patton, Jr. (NAME)	Same As New Owner (NAME)	MAP 092-04-0
661 Ewing Drive (ADDRESS)	(ADDRESS)	PARCEL 234.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Miles Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Patton, Jr., a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the westerly 38 feet of Lot No. 21 in Johnson Bransford's Subdivision of 3 parts of Lot No. 158 of Judge John McNairy's Mansion House tract, a plan of which is of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 21 fronts 38 feet on the south side of Jackson Street and extends back between parallel lines 100 feet more or less to an alley.

BEING the same property conveyed to The Miles Company by Quitclaim Deed dated July 8, 1985 from Jessie Mai Hurt, unmarried, of record in Book 6615, page 208, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved (X)
This is improved ( ) property, known as 1109 Jackson Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our 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 16th day of September, 2005

The Miles Company
By:
Roy Miles, III, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid. personally appeared Roy Miles, III and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the The Miles Company the within named bargainor. and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Roy Miles, III as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 16th day of September 2005.

My commission expires 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public