Davidson County DEEDWARR
Recvd: 10/03/05 08:41 2 pgs
Fees:13.00 Taxes:684.50
20051003-0118069

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 143-2-B-9

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Courtney Penney	SAME	N/A
716 Harpeth Trace Drive		
Nashville, TN 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY S. PATTERSON, unmarried,** have bargained and sold and by these presents do transfer and convey unto **COURTNEY BROOKS PENNEY, UNMARRIED AND JEAN H. PENNEY, MARRIED, AS TENANTS IN COMMON WITH EXPRESS RIGHTS OF SURVIVORSHIP**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Treetops at Harpeth Trace, Revised, a Planned Unit Development, as of record in Plat book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffery S. Patterson by deed from Saiko Miyamoto, of record in Instrument No. 20041027-0129245, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2005 Davidson County property taxes area lien but not yet due and payable.
2. All matters as shown on the Plan of Treetops at Harpeth Trace, of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants of record in Book 6287, page 417, Register's Office for Davidson County, Tennessee.
4. By-Laws of Treetops at Harpeth Trace Homeowners Association, of record in Book 6287, page 460, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 29th day of September, 2005.

JEFFERY S. PATTERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFERY S. PATTERSON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 29th day of September, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$185,000.00**.

Affiant

Sworn to and subscribed before me on this 29th day of September, 2005.

My Commission Expires:

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN