Davidson County DEEDWARR
Recvd: 10/07/05 14:41 2 pgs
Fees:13.00 Taxes:351.50

20051007-0121649

WARRANTY DEED

G-ERA-05-4811

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $95,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 31st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Hlavati, II	New Owner	
4811 Citrus Drive (ADDRESS)	(NAME)	133-16-102
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA Y. PATTERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD D. HLAVATI, II, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 47 ON THE PLAN OF KENILWORTH ESTATES, SECTION 3, OF RECORD IN BOOK 2900, PAGES 149 AND 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 47 FRONTS 70 FEET ON THE WESTERLY SIDE OF CITRUS DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO SANDRA Y. PATTERSON BY QUITCLAIM DEED FROM JEROME PATTERSON, RECORDED ON THE 14TH DAY OF MARCH, 1997 IN DEED BOOK 10380, PAGE 509, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee.

Survey dated June 6, 1986, made by Campbell Surveying Company indicates the gravel driveway encroaches onto the 5-foot drainage easement on the southerly property line as stated in Book 8611, page 521, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 4811 Citrus Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of September, 2005.

Sandra Y. Patterson

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

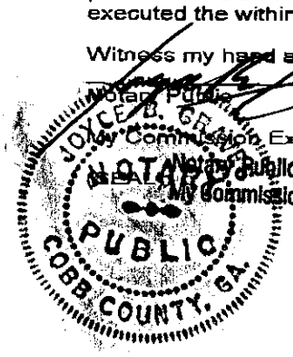
STATE OF Georgia
COUNTY OF Cobb

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

Witness my hand and official seal. this the 23rd day of September, 2005.

Notary Public

My Commission Expires:



Notary Public, Cobb County, Georgia
My Commission Expires March 19, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903