This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

Davidson County DEEDWARR
Recvd: 10/24/05 09:09 2 pgs
Fees:13.00 Taxes:463.61
20051024-0127708

ADDRESS NEW OWNER:
Tonnetta Patrick
1212 Springwood Drive
Old Hickory, Tennessee 37138

MORTGAGEE:

SEND TAX BILL:
To Mortgagee
Franklin American Mortgage Company
501 Corporate Centre Drive Ste 400
Franklin, TN 37067
MAP AND PARCEL:
MAP 63-16-B
PARCEL 111.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, D. Leniger, Trustee, SPRINGWOOD TRUST, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Tonnetta Patrick, unmarried, hereinafter called the Grantee, 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. 193, on the Plan of Hampton Park I, formerly Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900, Pages 550, 551, 552, and Certificate of Correction, of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to D. Leniger, Trustee, of SPRINGWOOD TRUST, by deed from John T. Burnett, Jr. and wife, Angela Faulkner Burnett, married, of record in INST: 20050420-0044170, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Restrictive Covenants of record in Book 7351, Page 852; Book 7431, Page 204; Book 7451, Page 729; Book 8181, Page 112, and Book 8336, Page 393, of record in said Register's Office. Easements of record in Book 2247, Page 75; Book 7460, Page 930; Book 7489, Page 515; Book 8007, Page 235; Book 8739, Page 991; Book 8657, Page 179; Flood Plain Easements of record in Book 8207, Page 276, and Book 8951, Page 797, said Register s Office.

Taxes for 2005 have been pro-rated and paid.

This is improved property known as 1212 Springwood Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tonnetta Patrick, unmarried, her heirs and assigns, forever; and D. Leniger, Trustee, of the SPRINGWOOD TRUST, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warranty and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of October, 2005.

SPRINGWOOD TRUST

D. Leniger, Trustee

D. Leniger, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named D. Leniger as Trustee of SPRINGWOOD TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of October, 2005.

NOTARY PUBLIC

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-23-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 125,300.00.

AFFIANT

Subscribed and sworn to before me this 18th day of October, 2005.

NOTARY PUBLIC
My Commission Expires:

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008