This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 050-13-0
PARCEL: 019.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
William Patton, Jr.
661 Ewing Drive
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 11/01/05 10:45 2 pgs
Fees:13.00 Taxes:25.90
20051101-0131786

WARRANTY DEED

THIS INDENTURE, made this 28th day of October, 2005 between

James Cook

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

William Patton, Jr.

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, further described as follows, to-wit:

Being part of Lot No. 2 as shown on the plan of Golden Valley Estates, Section 1, of record in Book 4175, Page 212, said Register's Office, to which plan reference is hereby made for more particular and complete description, except for said part of Lot No. 2 which is described as follows:

Said part of Lot No. 2 fronts 50 feet on the Easterly margin of Gwynwood Drive and extends back between parallel lines 103.0 feet along the Northerly margin of Lot No. 3 and the Southerly margin of Briley Parkway, to a line in the rear, a portion of the Westerly line of Lot No. 4, measuring 50.0 feet thereon.

Being the same property conveyed to James Cook by Final Decree Confirming Sale from Clerk & Masters Office for Davidson County, Tennessee of record in Instrument Number 20050516-0054879 and by Quitclaim Deed from Jon L. Norris d/b/a JLN Management of record in Instrument Number 20051101-0131754 **, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

James Cook

James Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Cook married 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28TH day of October, 2005.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $7,000.00.

James Cook

Affiant

Sworn to and subscribed before me, this 28TH day of October, 2005.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY