25-1-561

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/01/05 10:49 2 pgs
Fees:13.00 Taxes:462.50
20051201-0144361

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **November, 2005** by and between **Stephen Wayne Poole** , herein after referred to as GRANTOR, and **Eddie M. Patterson, LLC** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in the Fifth Civil District of Davidson County, Tennessee, being part of Lot 2 on the Tom C. Lamb Subdivision, as of record in Book 4060, page 130, Register's Office for said County, and more particularly described as follows:

Beginning at the southwest corner of Lot No. 1, Tom C. Lamb Subdivision, a line of Lot 2; thence South 73 degrees 25' W, 89.90 feet to the easterly margin of an alley; thence with the easterly margin of said alley, South 26 degrees 22' E, 100.00 feet; thence North 63 degrees 38' East, 80.0 feet; thence North 20 degrees 38' West, 85.27 feet to the point of beginning, containing 0.18 acres, more or less.

This conveyance is subject to all matters appearing on the plan of Tom C. Lamb Subdivision of record in Book 4060, page 130, Register's Office for said County.

Property is also known as 399 Haywood Lane, Nashville, TN.

Being part of the same property conveyed to Stephen Wayne Poole by Decree of Divorce from Billie Anne Poole, Case number 00D2914, Circuit Court for Davidson County dated July 25, 2002, of record in Instrument No. 20050427-0046851, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Stephen W. Poole and wife, Billie Ann Poole by Warranty Deed from Clifton W. Freels, a single person, dated September 29, 1995, of record in Book 9811, page 198, Registers's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4706 A Nolensville Pike, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Stephen Wayne Poole
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Stephen Wayne Poole** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **23rd** day of **November, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Eddie M. Patterson, LLC
4706 A Nolensville Pike, Nashville, TN 37211

Send Tax Statements to:
SAME
,

Map & Parcel 147.12-O-075.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$125,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **November, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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