G-19357-1
Box 14-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(db) Title No: 46767
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/02/05 13:45 2 pgs
Fees:13.00 Taxes:888.00
20051202-0145194

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joshua Eaves Sarah Eaves 217 Cheswick Court Nashville, Tennessee 37215	Fifth Third Mortgage Company P.O. Box 170 Cincinnati, OH 45263-0170

TAX MAP-PARCEL NUMBERS: 131-05-C-217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Ross Patten, an unmarried man, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Eaves and wife, Sarah Eaves** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 217 of the Hillsborough Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 699, and as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, Page 721, said Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Ross Patten, unmarried by deed from LaQuela Scaife Barnett, unmarried of record in Document No. 20030203-0014202 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 699 and as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, Page 721, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Subject to the provisions of the condominium Master Deed of record in Book 6822, Page 721, Book 6566, Page 4, Book 6465, Page 872, Book 6609, Page 880, Master Deed 6682, Page 778, Book 6616, Page 483, Book 6650, Page 10, Book 6822, Page 747, Book 6609, Page 864, Book 6465, Page 867, Book 6609, Page 867, Book 6609, Page 855, Book 6702, Page 330, Book 4161, Page 814, Book 6229, Page 484, Book 4377, Page 710, Book 6303, Page 601, Book 4403, Page 627 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars. Subject to terms and conditions of storm water detention agreement by and between Hillsborough Harding Joint Venture and the Metropolitan Government of Nashville and Davidson County, dated September 25, 1985, of record in Book 6702, Page 330 said Register's Office.

This is improved property, known as: 217 Cheswick Court, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of November, 2005.

Ross Patten 11/22/05

Ross Patten

State of Massachusetts

County of Norfolk

On this 22 day of November, 2005, before me the undersigned authority, personally appeared Ross Patten, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Therese Miller Notary Public 12/18/10

Therese Miller

Notary

THERESE MILLER NOTARY PUBLIC

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $240,000.00

Angela Batson

Affiant

Sworn and subscribed before me this the 28th day of November, 2005

My Commission Expires: 5/23/09

Notary Public

DEBORAH A. O'NEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.