PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of December, 2005, by and between JAMES TODD PATTON and REGINA F. PATTON, HUSBAND AND WIFE, hereinafter called Grantors, and KATHY J. SMITH, UNMARRIED, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, JAMES TODD PATTON and REGINA F. PATTON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto KATHY J. SMITH, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5012 RAWLINGS RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

JAMES TODD PATTON
Signature of Seller

REGINA F. PATTON
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/13/05 14:15 3 pgs
Fees:18.00 Taxes:511.71

20051213-0149757

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES TODD PATTON and REGINA F. PATTON, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton, **TENNESSEE, this** 8th **day of December, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

KATHY J. SMITH, UNMARRIED
5012 RAWLINGS RD.
JOELTON, TN 37080

Property Address:

5012 RAWLINGS RD., JOELTON, TN 37080
Person Responsible for Taxes:

Same as New Owner

Map & Parcel #: MAP 21, PARCEL 289

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

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 **138300** 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.

Kathy J Smith
Affiant

Sworn to and subscribed before me, a Notary Public, this 9th day of **December, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-300J

EXHIBIT 'A'

Being Lot No. 9 on the Plan of Morgan Estates, Section 2, of record in Plat Book 5200, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to JAMES TODD PATTON and REGINA F. PATTON, HUSBAND AND WIFE, by Quitclaim Deed from Regina F. Patton f/k/a Regina F. Cobb, of record in Book 10045, page 663, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Regina Cobb Patton, by Quitclaim Deed from Donald W. Cobb, of record in Book 9889, Page 276, and corrected at Book 10045, Page 661, Register's Office for said County. Also being the same property conveyed to Donald W. Cobb and wife, Regina F. Cobb, by Warranty Deed from Raideaux McAllister and wife, Barbara McAllister, of record in Book 6640, Page 572, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 21, PARCEL 289).
2. Restrictions as set forth on the recorded plan in Book 5200, Page 26, Register's Office for DAVIDSON County, Tennessee.

3. All matters as set forth on the Plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, said Register's Office, which plan includes a 30-foot x 2.5-foot Utility Anchor Easement along both front corners.