[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Pamela B. Townsend	Realty Mtg. Corp.	Map 71-1
532 Yokley Avenue	7000 Executive Center Dr., Suite 200	Parcel 3700
Nashville, TN 37207	Brentwood, TN37027	12381 26b

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William Patton, Jr. , a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Pamela B. Townsend, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 1 on the unrecorded plan of Hardie Yokley Subdivision, more particularly described according to survey by Barge, Waggoner & Sumner, In., dated May 27, 1969 as follows:

Beginning at an iron pin at the intersection of the southerly margin of Yokley Road with the easterly margin of Toney Road; thence south 82 degrees 24' 50.0 feet with said margin of Yokley Road to an iron pin at the northwest corner of Lot 2; thence south 7 degrees 36' west 150.0 feet with the common line of Lots 1 and 2 to an iron pin in the north line of H.E. Dixon property, thence north 82 degrees 24' west 40.4 feet with said Dixon's north line to an iron pin in the easterly margin of Toney Road; thence north 0 degree 09' east 151.3 feet to the point of beginning, containing 0.17 acres, more or less.

Being the same property conveyed to William Patton, Jr. by Default Judgment from Capitol Properties, Richard W. Hemmen and Vanessa D. Hemmen filed November 22, 2005 of record in Instrument Number 20051122-0140956, said Register's Office for Davidson County, Tennessee. Also acquired by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee of record in Instrument Number 20000211-0014019, said Register's Office for Davidson County, Tennessee

The above described real property is not the homestead of William Patton, Jr. and never has been and is investment property owned by William Patton, Jr.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Sanitary Sewer/Storm Drainage Easement of record in Book 6421, page 877, said Register's Office.

This is improved property commonly known as 532 Yokley Avenue, Nashville, TN 37207.

Davidson County DEEDWARR
Recvd: 12/14/05 10:47 2 pgs
Fees:13.00 Taxes:460.65
20051214-0150078

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$124,500.00~~.

Affiant

Subscribed and sworn to before me this 9th day of December, 2005.

Notary Public

My Commission Expires: ~~MY COMMISSION EXPIRES: September 19, 2009~~

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, him heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of December, 2005.

William Patton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William Patton, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of December, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY