Record 131

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/27/05 08:08 2 pgs
Fees:13.00 Taxes:471.75
20051227-0153238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $127,500.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2005.

Daphne M. Davis
Notary Public
My commission expires: 11-14-09

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

02-0512-44453

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward M.Taylor 226 Fairway Drive Nashville TN 37214	Franklin American Mtg. Co. 501 Corporate Centre Dr. #400 Franklin, TN 37067	095-03-0-102.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Weldon Robert Patterson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward M. Taylor, a single man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Merry Oaks, of record in Book 1835, Pages 67 and 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Weldon Robert Patterson, as an individual by deed from Kelly Thompson, a single person, dated February 20, 2001, of record in Instrument No. 20010221-0015942, Register's Office for Davidson County, Tennessee. Grantor makes oath that herein described property is neither his principal residence nor the principal residence of his spouse and/or dependants.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 226 Fairway Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of December, 2005.

Weldon Robert Patterson

Weldon Robert Patterson

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Weldon Robert Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Putnam County, TN, this 15th day of December, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 1/21/2009

JEFFERY D. FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY