Davidson County DEEDWARR
Recvd: 01/03/06 08:32 2 pgs
Fees:13.00 Taxes:247.90

20060103-0000102

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 25L-120166

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $67,000.00.

Marion O. Farmer
Affiant

Sworn to and subscribed before me on this the 3rd day of December, 2005.

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 4-22-09

MORTGAGEE:

IndyMac Bank, F.S.B.
1 Banting
Irvine, CA 92618

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Robert L. Patterson	Mortgagee	072-05-0 094.00
3013 Keeling Avenue		
Nashville, TN 37216-3015		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **MARION O. FARMER, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ROBERT L. PATTERSON and wife, KAREN E. PATTERSON**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being part of Lot No. 1 on the Map of the Resubdivision of Lots Nos. 51, 52, and 53 of the Casper Zopfi Subdivision as of record in Book 332, Page 167, Register's Office for said County for Susie V. Demonbreun, not of record and described according to a copy of a survey thereof made January 6, 1955 by William Collier Parrish, Associates, Engineers as follows:

BEGINNING at a point in the Easterly margin of Keeling Avenue at the corner of Lots 1 and 2; thence with the line between said lots, Easterly 150 feet to a point; thence Northerly 46.3 feet to the South margin of Thomas Street, as widened, being known as County Project No. 11-E; thence with the margin of Thomas Street, as widened, Westerly 130 feet to a point; thence Southwesterly around a curve 28.4 feet to the East margin of Keeling Avenue; thence with the margin of the same Southerly 26.3 feet to the point of beginning.

BEING the same property conveyed to MARION O. FARMER and wife, OMA D. FARMER by Deed dated June 14, 1969 and executed by JAMES R. MEADOWS, JR. and wife, CHERYL A. MEADOWS and recorded in Book 4343, Page 68, Registers' Office for Davidson County, TN. The said Oma D. Farmer having since died, leaving as her sole heir, her husband, as tenant by the entirety.

PROPERTY SOLD "AS IS."

This is improved property known as 3013 Keeling Avenue, Nashville, TN 37216-3015.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the 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/our) hand(s) this the 30 day of December, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MARION O. FARMER

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MARION O. FARMER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 30 day of December, 2005.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 4-22-09