This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060025

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/23/06 15:09 3 pg:
Fees:18.00 Taxes:624.08

20060123-0008710

Send Tax Bills To:
C. Ray Patterson
202 Miles Ct.
Nashville, TN 37205

New Owner is:
202 Miles Ct.
Nashville, TN 37205
C. Ray Patterson

MAP: 129-11-O-A
PARCEL: 18.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Pauline M. Wehby**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **C. Ray Patterson and Mary Tippitt**, hereinafter referred to as Grantee, its heirs and CRP assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Unit No. 116L created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Andrew J. Wehby and wife, Pauline M. Wehby by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. dated October 30, 1987, recorded October 30 1987, in Book 7392, page 106, Register's Office for Davidson County, Tennessee. Andrew J. Wehby having since died leaving Pauline M. Wehby as sole heir by rights of tenants by the entirety.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for the The Cloister at St. Henry Phase ID, recorded in Book 6933, Page 927, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Pase ID, of record in Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc. and The Metropolitan Government of Nashville and Davidson County, of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

6. Real Estate Taxes.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

F.C.B.
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of January, 2006.

GRANTOR:

P.O.A.
Pauline M Wehby by Frank C Bateman

Pauline M. Wehby by Frank C. Bateman as

Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Frank C. Bateman** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Pauline B. Wehby,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in **Inst# 20040910-0109585**, of the said Register's Office of **Davidson** County, Tennessee.

Witness my hand and seal on this the 17 day of January, 2006.

BYRCHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: My Commission Expires [illegible]

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $168,670.00.

Affiant

SWORN TO and subscribed before me this 17 day of January, 2006.

NOTARY PUBLIC

My commission expires:

Commission Expires Nov. 25, 2006