WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 08:29 2 pgs
Fees:13.00 Taxes:943.50
20060302-0023953

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$255,000.00.**

Tony Patton
Affiant

Subscribed and sworn to before me this 28th day of February 2006

Notary Public
My Commission expires: 8/20/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tony Patton	America's Wholesale Lender	147-12-0-44.00
347 Haywood Lane	750 Old Hickory Boulevard, Suite 180	
Nashville, TN 37211	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Harvey G. Powell and wife, Bernice T. Powell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tony Patton and Michelle Patton, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 21 on the unrecorded plan of H.E. Bernal's "Haywood Heights" Subdivision, and described according to a survey made by Geo. W. Watkins, Surveyor, in April 1950, as follows:

Beginning at a point in the center line of Haywood Lane at the corner of Lots Nos. 20 and 21; thence with the line between said lots, South 3 degrees 10 minutes East 1014.6 feet to a point; thence North 89 degrees West 140 feet to a point, the corner of Lots Nos. 20 and 21; thence with the line between said lots, North 3 degrees 30 minutes West 1024.8 feet to the center line of Haywood Lane easterly 150 feet to the beginning, containing 3.37 acres.

Being the same property conveyed to Jewell T. Ballard and Bernice T. Ballard by deed of record in Book 2801, page 633, Register's Office for Davidson County, Tennessee. The said Jewell T. Ballard having since died leaving property to Bernice T. Ballard by right of survivorship. And further conveyed to Harvey G. Powell and wife, Bernice T. Powell by Quitclaim Deed from Bernice T. Powell, formerly Bernice T. Ballard on November 7, 2003 of record in Instrument Number 20031117-0167395, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 147-15-0-44.00.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 6391, page 609, Register's Office for Davidson County, Tennessee.

This is improved property known as: **347 Haywood Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 28, 2006.

Harvey Powell
Harvey G. Powell

Bernice T. Powell
Bernice T. Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harvey G. Powell and wife, Bernice T. Powell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2006

My commission expires 8/20/06

Notary Public

