This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/02/06 13:49 2 pgs
Fees:13.00 Taxes:1369.00
20060302-0024425

ADDRESS NEW OWNER:
Robert E. Pate
785 Elysian Fields Road
Nashville, Tennessee 37204

MORTGAGEE:
Regions Bank dba Mortgage
605 South Perry Street
Montgomery, AL 38104

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

SEND TAX BILL TO:
Mortgagee
7130 Goodlett Farms Pkwy
Cordova, TN 38016

MAP **132-11**
GROUP
PARCEL **43**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert H. Stone and wife, Laura M. Stone,** hereinafter called the "", bargained and sold, and by these presents, hereby transfer and convey unto **Robert E. Pate and wife, Amy Q. Pate**, hereinafter called the "GRANTEES", their heirs 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. 12 on the Plan of Elysian Fields, Section 1, of record in Plat Book 1424, page 81, Register's Office, Davidson County, Tennessee.

Said Lot No. 12 fronts 130 feet on the southwest margin of Elysian Fields Road and runs back between parallel lines 440 feet to a line in the rear which measures 70.5 feet thereon.

Being the same property conveyed to Robert H. Stone and wife, Laura M. Stone by deed from William D. Walton and Sherry S. Walton of record in Instrument no. #20011001-0105721, re-record Inst #, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **785 Elysian Fields Road, Nashville, Tennessee 37204.**

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 and assigns , forever, and, covenant with the said GRANTEES that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, , further covenant and bind , heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **28th** day of **February, 2006.**

Robert H. Stone

Laura M. Stone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert H. Stone and wife, Laura M. Stone**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $370,000.00.

AFFIANT

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

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

My Commission Expires: May 24, 2008