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

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

ADDRESS NEW OWNER:
James Andrew Patton
749 Fox Ridge Drive
Brentwood, Tennessee 37027

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 03/10/06 09:37 2 pgs
Fees:13.00 Taxes:421.43
20060310-0027922

SEND TAX BILL TO:
Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

MAP	**160-14**
GROUP	**C**
PARCEL	**49.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joy Ruth Lewis, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto James Andrew Patton and Kathryn Marie Patton, hereinafter called the "GRANTEE", his 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 Unit No. 749 on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, pages 376 & 377, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Joy Ruth Lewis by deed from Kristie L. Conrad, single of record in Instrument #20040304-0024788, 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 749 Fox Ridge Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, covenant with the said GRANTEE 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 GRANTEE, and his 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 the 28th day of February, 2006.

Joy Ruth Lewis

Joy Ruth Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Joy Ruth Lewis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she 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

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $11[illegible]

AFFIANT

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

~~Robert M. Loffi~~ Shannon Philbin
NOTARY PUBLIC

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

My Commission Expires: ~~7/19/2008~~
7/21/07