This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060107-1

Davidson County DEEDWARR
Recvd: 03/28/06 13:05 2 pgs
Fees:13.00 Taxes:1071.15

20060328-0035221

Send Tax Bills To:

Same / new owner

New Owner is:
James R. and Cynthia B. Patterson
1232 Howard Avenue
Nashville, TN 37216

MAP: 72-03-383.00
PARCEL:

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, **Gann Building Group, Inc., a Tennessee Corporation**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James R. Patterson and wife Cynthia B. Patterson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 1232 Howard Avenue, Nashville, Tennessee 37216

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

Being Lot No. 2 on the Plan of Resubdivision of Lot No. 148 on the Map of Inglewood Place as of record as Instrument No. 20010705-0071764 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gann Building Group, Inc., a Tennessee corporation, from Charles E. Gann, married, by Quitclaim Deed dated April 27, 2005 and recorded May 2, 2005 in Instrument No. 20050502-0048387, Register's Office for Davidson County. Also conveyed to Charles E. Gann, married, from Edward Eric Gaines, unmarried, by deed dated November 12, 2003 and recorded in Instrument No. 20031114-0166585, said Register's Office.

This conveyance is subject to all matters of record on plat in Instrument No. 20010705-0071764, Register's Office for Davidson County.

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 24th day of March, 2006.

GRANTOR:

Gann Building Group, Inc.

By: Chuck Gann

Its: President

ACKNOWLEDGEMENT

STATE OF TENNESSEE,)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Chuck Gann,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **President** of the **Gann Building Group, Inc.** the within named bargainor, and that he/she as such **President**, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 24th day of March, 2006.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires: 10-14-2009

STATE OF TENNESSEE.)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $289,500.00.

Affiant

SWORN TO and subscribed before me this 24th day of March, 2006.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC

My commission expires: 10-14-2009