THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25225-03-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $588,000.00 Affiant Subscribed and sworn to before me this 27th day of March, 2006. Notary Public My Commission Expires: 9/19/09

PATRICIA BALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

WARRANTY DEED

Address New Owner: Deidre Arnerich 102 Lincoln Court Nashville, TN 37205	**Send Tax Bills To:** Same as New Owner	**Tax Information:** Map No.116.13 Parcel No. 117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brett D. Patterson and wife, Jennifer M. Patterson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deidre Arnerich, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 Lincoln Court, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of March, 2006.

Brett D. Patterson

Jennifer M. Patterson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brett D. Patterson and wife, Jennifer M. Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

Davidson County DEEDWARR
Recvd: 03/31/06 09:03 2 pgs
Fees:13.00 Taxes:2175.60

20060331-0036409

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 and 5 on Block "1" of the Plan of Courts of Belle Meade, as of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brett D. Patterson and wife, Jennifer Patterson by warranty Deed dated February 14, 2003 from Jeff H. High, married of record in Instrument No. 20030220-0022732, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5314, page 374, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, page 141, Register's Office for Davidson County, Tennessee.