WARRANTY DEED

File Number: 60042

Davidson County DEEDWARR
Recvd: 03/31/06 14:46 2 pgs
Fees:13.00 Taxes:350.95

20060331-0036876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: . **MY COMMISSION EXPIRES:**
(AFFIX SEAL) **March 22, 2008**

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar E. Patton	America'a Wholesale Lender	59-6-13.00
(NAME)	(NAME)	
4901 Buena Vista Pike	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dennis D. Lawson, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edgar E. Patton and wife, Linda L. Patton, 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:

BEING Lot No. 124 on the Plan of Buena Vista Estates, Section 1, as of record in Book 3842, Page 222, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Buena Vista Pike at the corner of Lots 124 and 125; thence with the pike in a southerly direction 103.36 feet to a monument; thence around a slight curve in a southwesterly direction, 40.14 feet to a monument in the northerly margin of an unnamed street; thence with the street, westerly 100 feet; thence along the rear line of Lot No. 124, North 16 degrees 44 minutes west 127.74 feet to the corner to Lots Nos. 124 and 125; thence easterly with the line of said lots 122.1 feet to the beginning.

Being the same property conveyed to Dennis D. Lawson and wife, Judith R. Lawson, by deed from Warren Anderson and wife, Joe Gladys Anderson, dated April 30, 1990, of record in Book 8100, Page 991, Register's Office for Davidson County, Tennessee. The said Judith R. Lawson having since died on November 25,2003, leaving Dennis D. Lawson as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 4901 Buena Vista Pike, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand this 24th day of March, 2006.

Dennis D. Lawson

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis D. Lawson and Judith R. Lawson, the bargainor(s), 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 and official seal at Nashville, Tennessee this 24th day of March, 2006.

DWAYNE L. BELL, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires: **MY COMMISSION EXPIRES: March 22, 2008**

Notary Public