~~Prepared by:~~ Return To:
CUMBERLAND TITLE COMPANY T T
695 President Place, Suite 202
Smyrna, TN 37167

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)44659 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 05/19/06 11:34 2 pgs
Fees:13.00 Taxes:340.40
20060519-0059109

**WARRANTY DEED**

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$92,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
17th DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 8-20-07

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **ABDIAS PATTERSON**<br>**317 Neil Avenue**<br>**Nashville, TN 37206** | **SAME** | **82-12-63** |

FOR AND IN 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 **I, CLARA DONALD**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABDIAS PATTERSON, a single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Neil S. Brown's Addition, as of record in Book 57, page 50, Register's Office for said County.**

**Said Lot No. 184 fronts 50 feet on the easterly side of Neil Avenue and runs back between parallel lines 170 feet to an alley.**

**Being the same property conveyed to Erma Thomas, a life estate, (now deceased) remainder to Clara Donald by Quitclaim Deed from Robert Greene, Trustee, of record in Instrument Number 20020618-0073532, Register's Office for Davidson County, Tennessee and being the same property conveyed to Erma Thomas by Warranty Deed from Ezra Phillips, a widower, of record in Book 4872, page 221, Register's Office for Davidson County, Tennessee. The said Erma Thomas having since died.**

**See Power of Attorney being recorded in Instrument Number** 20060519005910 8 **, authorizing** Alan D. Mazer **to have power for Clara Donald.**

**This is not the residence of Grantor nor any spouse of hers and has never been.**

**This is improved property known as 317 Neil Avenue, Nashville, Tennessee 37206**

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 17th day of May, 2006.**

Clara Donald by Alan D. Mazer attorney in fact

**CLARA DONALD**
**By: Alan D. Mazer, Attorney-in-Fact**

**STATE OF TENNESSEE )**

**COUNTY OF ~~DAVIDSON~~ Rutherford )**

**Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ALAN D. MAZER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact, for CLARA DONALD, the bargainor, and that he as such Attorney-in-Fact, executed the foregoing instrument for the purposes therein contained, by signing the name of CLARA DONALD, by himself as Attorney-in-Fact.**

**WITNESS my hand and official seal at Nashville, Tennessee, on this 17TH day of May, 2006.**

Teresa Taylor

**NOTARY PUBLIC**

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**My Commission Expires:** 8-2009