Davidson County DEEDWARR
Recvd: 06/19/06 11:07 2 pgs
Fees:13.00 Taxes:932.40

20060619-0072615

JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

G-VRE-06-006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke G. Patterson	New Owner (NAME)	
6 South 14th Street		83-09-160
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROSE DRUPIEWSKI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LUKE G. PATTERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEASTERLY PORTION OF LOT NO. 6 AND THE SOUTHERLY 50.0 FEET OF LOT NO. 7 ON THE PLAN OF E.S. PRIEST'S SUBDIVISION OF 3A 8P, EDGEFIELD PLAN OF RECORD IN BOOK 161, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

SAID PROPERTY FRONTS 50.0 FEET ON THE WESTERLY MARGIN OF SOUTH 14TH STREET, FORMERLY DIVISION STREET, AND EXTENDS BACK 75.0 FEET ON THE NORTHERLY LINE AND 75.5 FEET ON THE NORTHERLY MARGIN OF 14 FOOT ALLEY, TO A LINE IN THE REAR MEASURING 50.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROSE DRUPIEWSKI, UNMARRIED BY WARRANTY DEED FROM CLAIRE NOBLE HENDERSON AND HUSBAND, JOHN ROBERT HENDERSON, III AND PAMELA C. TOWNES, RECORDED ON THE 9TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040809-0095404, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 161, Page 43; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 6 South 14th Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of June, 2006.

Rose Drupiewski

STATE OF ~~Tennessee~~ Georgia
COUNTY OF ~~Davidson~~ Fulton

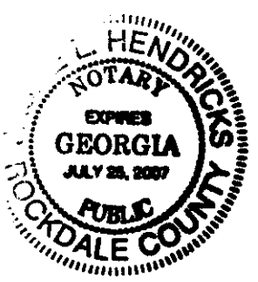
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rose Drupiewski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2006.

Jackie L. Hendricks
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903