Davidson County DEEDWARR
Recvd: 06/26/06 14:15 2 pgs
Fees:13.00 Taxes:654.53

20060626-0076085

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
LaCrystal Gaddess 5005 Morningwood Lane Antioch, TN 37013	Same as New Owner	183-05-0-A-060.00

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, **Marty E. Patterson and wife, Nancy D. Patterson**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **LaCrystal Gaddess** unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 25 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, page 909 and amended in Book 9700, page 229 and 230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marty E. Patterson and wife, Nancy E. Patterson from Yazdian Construction, Inc. by deed dated 4/6/98 of record in Book 10882, page 294, said Register's Office.

This is improved property known as: 5005 Morningwood Lane, Antioch, TN 37013

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. Whenever 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 our hands this 23rd day of June, 2006.

Marty E. Patterson

Nancy E. Patterson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Marty E Patterson and Nancy E Patterson, 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 within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 23rd day of June, 2006.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $176,900.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY