Davidson County DEEDWARR
Recvd: 07/06/06 16:07 5 pgs
Fees:28.00 Taxes:562.40

20060706-0081306

Prepared By and Returnable to:
Bone McAllester Norton PLLC (krm)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

| Address New Owner: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| Rachel A. Patton<br>5507 Burgess Avenue<br>Nashville, TN 37209 | New Owner | 103-2-142 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles D. Wolf and wife, Cheryl Wolf** (individually and collectively "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Rachel A. Patton, unmarried** ("Grantee"), and Grantee's heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property or any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property known as 5507 Burgess Avenue, Nashville, Tennessee 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

**TO HAVE AND TO HOLD** the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants that, subject to the matters set forth herein and in the Exhibits attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that the Property is unencumbered.

**GRANTOR FURTHER COVENANTS** and binds Grantor and Grantor's heirs and representatives to warrant and forever defend the title to said Property to Grantee, Grantee's heirs and representatives [successors and assigns], against the lawful claims of all persons whomsoever except claims arising out of the matters set forth herein and in the Exhibits attached hereto.

**IN WITNESS WHEREOF**, the Grantor has caused this Deed to be executed as of the 30th day of June, 2006.

GRANTOR:

Charles D. Wolf

Cheryl Wolf

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles D. Wolf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 30th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 1/26/08

J. EVAN GOWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cheryl Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 30th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 1/26/08

J. EVAN GOWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $152,000.00.

Cheryl Wolf

Subscribed and sworn to before me, this the 30th day of June, 2006.

Notary Public

My Commission Expires: 1/28/08

EVAN CAYWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 25 on the Map of the C. C. Vernon Farm as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and described according to a survey by John B. Kohl, III dated November 20, 1980, as follows:

Beginning at a point in the southerly margin of Burgess Avenue, said point being 200 feet more or less (field measured) from the southwesterly corner of the inner section of Burgess Avenue and Rural Avenue; thence, leaving the said southerly margin of Burgess Avenue, southwardly along an existing chain link fence line 79.53 feet to an iron pin; thence, northwardly with an existing chain link fence line 81.39 feet to a point in the southerly margin of Burgess Avenue; thence, with the southerly margin of Burgess Avenue 89 feet more or less to the point of beginning.

Being the same property conveyed to CHARLES D. WOLF AND WIFE, CHERYL WOLF, by deed from MARGARET ALENE HATCHER, of record in Book 5682, page 564, dated November 21, 1980, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2006, a lien, but not yet due and payable. Said taxes are prorated as of date of Closing and Grantee assumes responsibility to pay said taxes and future years taxes when due and payable.

2. Matters shown on the Plan of record in Book 161, page 164, Register's Office for Davidson County, Tennessee.