This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006060023

Davidson County DEEDWARR
Recvd: 07/12/06 09:40 2 pgs
Fees:13.00 Taxes:1128.50
20060712-0083597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$305,000.00**

Sworn to and subscribed before me this 27th day of June, 2006.

Affiant

Notary Public

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires: March 21, 2009

Address of New Owner:

Eura P. Patterson
641 Old Hickory Blvd., #121
Brentwood, TN 37027

Send Tax Bills to:
GMAC Mortgage Corp.
100 Witmer Road
Horsham, PA. 19044-0963

Map-Parcel Numbers:

171.03-0B-092.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ronnie Elise Elrod and wife, Elizabeth Elrod**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eura P. Patterson***, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronnie Elise Elrod and wife, Eizabeth Elrod, by deed from Greenwich Capital Financial Products, Inc., of record in Instrument No. 20020325-0035963, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Plan of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee.

*- A married woman.

2. Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **641 Old Hickory Blvd., #121, Brentwood, TN 37027.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of June, 2006

Ronnie Elise Elrod

Elizabeth Elrod

Elizabeth Elrod

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Ronnie Elise Elrod and Elizabeth Elrod**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2006.

Kathy J Byers

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY