RT1747 Prepared By:
RESOURCE TITLE AGENCY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

Address New Owner(s)
Trudy Kisner-Proctor and Eric B. Proctor
2226 Nashboro Blvd
~~, Unknown~~ Nashville, TN 37217
Send Tax Bills To:
Same as Owner

Davidson County DEEDWARR
Recvd: 08/09/06 11:07 2 pgs
Fees:13.00 Taxes:627.15
20060809-0097912

Map & Parcel Nos.:
135-12-0-E-035.00CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th **day of** Aug, **20** 06 by and between **Tory L. Patterson**, party of the first part, and **Trudy Kisner-Proctor and Eric B. Proctor**, party of the second part, +single for ++single for +++married

WITNESSETH: That for and in consideration of **ONE HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($169,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 320, Phase One, Nashboro Village at Fairway Pointe, Tract 21, Boundary of the Regime, as shown by plat of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tory L. Patterson, a single man by Warranty Deed from Marquis Homes, LLC dated December 30, 2005 and recorded on January 05, 2006 in Instrument No. 20060105-0001408, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Tory L. Patterson

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tory L. Patterson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th **day of** August, 2006

My commission expires: [redacted] 6-22-08

Notary Public

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$169,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katrina Burris
Affiant

Subscribed and ~~sworn to before~~ me, this 4th **day of** August, 2006.

6-22-08

PROPERTY ADDRESS:
2226 Nashboro Boulevard
Nashville, TN 37217

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN