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THIS INSTRUMENT PREPARED BY:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Our File Number: 24782B

MAP/GROUP/PARCEL: 083-09-0/072.00

NEW OWNER'S NAME AND ADDRESS:
FRAN PATTON &
1300 GARTLAND AVENUE
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 08/17/06 16:02 2 pgs
Fees:13.00 Taxes:984.20
20060817-0101765

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, EDDY ZANE RAY, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, FRAN PATTON, A SINGLE WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 49 FEET OF LOT NO. 4 ON THE PLAN OF D.H. BAILEY'S SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

The subject property is improved property known as 1300 GARTLAND AVENUE, NASHVILLE, TN 37206.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20060215-0018431, Register's Office for Davidson County, Tennessee. Grantor owned property as investment property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

EDDY ZANE RAY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, EDDY ZANE RAY, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 11TH day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CHRIS FORSYTHE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 22, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $266,000.00.

AFFIANT

Sworn to and subscribed before me, this the 11th day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/25/06

NOTARY PUBLIC AT LARGE SMITH COUNTY, TENNESSEE