WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/06 09:47 2 pgs
Fees:13.00 Taxes:1028.60
20060829-0106441

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2010
(AFFIX SEAL)

KEVIN LAMONT ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnathan Hicks (NAME)	Same As New Owner (NAME)	MAP 92.04
1109 Jackson Street (ADDRESS)	(ADDRESS)	PARCEL 234
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Timothy L. Patton and wife, Sharon D. Patton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnathan Hicks

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING the westerly 38 feet of Lot No. 21 in Johnson Bransford's Subdivision of 3 parts of Lot No. 158 of Judge John McNairy's Mansion House tract, a plan of which is of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 21 fronts 38 feet on the south side of Jackson Street and extends back between parallel lines 100 feet more or less to an alley.

BEING the same property conveyed to The Miles Company by Quitclaim Deed dated July 8, 1985 from Jessie Mai Hurt, unmarried, of record in Book 6615, page 208, Register's Office for Davidson County, Tennessee; and BEING the same property conveyed to William A. Patton, Jr., a married man, by Warranty Deed dated September 16, 2005 from The Miles Company, of record at Instrument No. 20050919-0112399, Register's Office for Davidson County, Tennessee; and being the same property further conveyed to Timothy L. Patton, a married man, by Quitclaim Deed from William A. Patton, Jr., a married man, dated September 29, 2005, recorded at Instrument No. 20050930-0117763, Register's Office for Davidson County, Tennessee; and further conveyed to Timothy L. Patton and Sharon D. Patton, husband and wife, by Quitclaim Deed from Timothy L. Patton, a married man, of record at Instrument No. 20051122-0140753, said Register's Office.

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unimproved ( )
This is improved (X) property, known as 1109 Jackson Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 15th day of August, 2006

Timothy L. Patton

Sharon D. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy L. Patton and wife, Sharon D. Patton

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of August 2006.

Commission expires LARGE

D. Annette Maples
Notary Public

ANNETTE MAPLES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF My Commission Expires NOV. 25, 2006

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.