WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/06 11:48 2 pgs
Fees:13.00 Taxes:2214.08

20060905-0109143

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,400.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2006

Notary Public

MY COMMISSION EXPIRES 10/14/08
(AFFIX SEAL)

James M. Wells
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary A. Patterson	South Central Bank	PART OF 117-15 129
(NAME)	(NAME)	(MAP)
4104 A Lone Oak Road	1757 Campbell Lane	
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Bowling Green, KY 42104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Classic Design Homes Inc.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gary A. Patterson and John C. Horner, joint tenants with right of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. A of Birdhaven Townhomes, a Horizontal Property Regime, located on Lone Oak Drive, Nashville, TN, as shown on the plat of Birdhaven Townhomes, recorded as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Birdhaven Townhomes of record in Instrument No. 20060601-0064670, said Register's Office, and described in a Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060601-0064670, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Birdhaven Townhomes, contained in the Declarastion of Covenants, Conditions and Restrictions for Birdhaven Townhomes and By-Laws appended thereto of record in Instrument No. 20060601-0064670, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Classic Design Homes Inc., by deed from Jeffrey Reid Lepley, dated December 11, 2003, of record in Instrument No. 20031215-0178944, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4104 A Lone Oak Road, Nashville, Tennessee 37215

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 my/our hand(s) this 25th day of August, 2006.

Classic Design Homes, Inc.

By: _____
Ronald W. Davis, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald W. Davis with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Classic Design Homes, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Ronald W. Davis as such President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of August, 2006.

_____
Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.