WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 8-16-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
Murfreesboro, Tennessee

m-0684

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony L. Patton	Tony L. Patton	128-00-0 086.00
(NAME)	(NAME)	
347 Haywood Lane	347 Haywood Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Mary C. Lewis and husband, Carlos Lewis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony L. Patton. married, 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:

Being a part of the old Robertson and Hugley lands situated in Davidson County, Tennessee, according to an un-recorded survey by Norris H. Hickerson, Surveyor, June 23, 1951, said land being described as follows:

Beginning at a point on the easterly margin of Old Hickory Boulevard, 875 feet southerly from an old iron pin on said easterly margin of Old Hickory Boulevard, southerly 100 feet to an iron at an old wire fence; thence easterly following the line of said fence 257 feet more or less, to the corner of said fence; thence following the line of said fence southerly 102 feet more or less, to the corner; thence following said old fence easterly 867 feet more or less, to a stake in the center of the Old Ezell Hollow Road; thence northerly following said center of said Old Ezell Hollow Road 132 feet more or less; to a stake; being the Samuel A. Tolbert line; thence westerly 1095 feet more or less, to the easterly margin of Old Hickory Boulevard, being the point of the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY THAT WAS CONVEYED IN BOOK 7847, PAGE 334, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING all of the same property conveyed to Mary C. Lewis by Quitclaim Deed from Carlos Lewis of record in Book 10316, Page 788, Register's Office for Davidson County, Tennessee.

Carlos Lewis joins in this conveyance to relinquish any right he may have in and to the property herein described by virtue of marriage to Mary C. Lewis.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 548 Old Hickory Boulevard, Nashville, TN 37209
(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.

Davidson County DEEDWARR
Recvd: 09/18/06 10:03 2 pgs
Fees:13.00 Taxes:436.60

20060918-0115010

Witness my hand this 17th day of August, 2006.

Mary C. Lewis
Mary C. Lewis

Carlos Lewis
Carlos Lewis

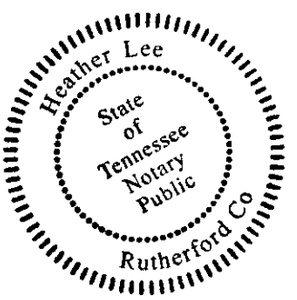
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary C. Lewis and Carlos Lewis the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 17th day of August, 2006.

Commission expires: 8-16-09



Heather Lee
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
125 River Rock Boulevard, Suite B
Murfreesboro, Tennessee 37128