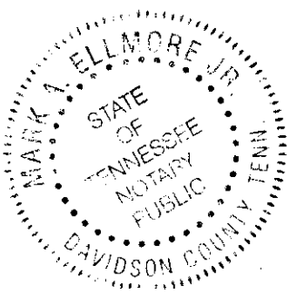
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2006

Notary Public:

MY COMMISSION EXPIRES: 5-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James Patterson	SAME	Map 075
6097 Woodland Hills Dr.		Group 16-0-A
Nashville, TN 37211		Parcel 016.00-CO

FOR AND IN 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

James E. Andrews

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James T. Patterson, 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 Lot No. 52 on the Plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, Page 909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Andrews by deed from Andrew V. Sansone, of record in Instrument 20040427-0047798, said Register's Office.

This conveyance is subject to (1) 2006 County Taxes, which have been prorated and assumed by the Grantees and (2) All matters appearing on the plan of record in Plat Book 9700, page 909, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 11244, page 105, Book 11244, page 120, and Instr. 200603210032040, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 604 Bayhill Court, Hermitage, TN 37076

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 hand this 19th day of September, 2006.

James E. Andrews

Davidson County DEEDWARR
Recvd: 09/20/06 12:50 2 pgs
Fees:13.00 Taxes:1035.63

20060920-0116517

STATE OF FLORIDA
COUNTY OF Clay.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2006.

My Commission Expires: March 21, 2009

Notary Public

AJAY BHARDWAJ
MY COMMISSION # DD409087
EXPIRES: March 21, 2009
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.