WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/06 14:39 2 pgs
Fees:13.00 Taxes:1073.00
20060920-0116693

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$290,000.00**

Affiant

Subscribed and sworn to before me this 19 day of September, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Seth Jennings	SAME	105-01-0-238.00 105-01-0-120.00
3812 Park Avenue		093-13-0-298.00
Nashville, TN 37209		092-05-0-068.00

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alfonso Patton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Seth Jennings**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Parcel 1: 1013 Villa Place:

Being Lot No. 15 on the plan of B.F. Shields' Heirs Tract, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 15 fronts 50.25 feet on the westerly side of Villa Place and runs back between parallel lines 150.6 feet to an alley.

Being the same property conveyed to Alfonso Patton and wife, Katharyn Patton, by deed from William Ross and wife, Elvira Ross, on October 20, 2053, of record in Book 2202, page 315, Register's Office for Davidson County, Tennessee. The said Katharyn Patton having since died, leaving property to Alfonso Patton by right of survivorship.

Parcel 2: 1210 Hawkins Street:

Being Lot No. 1 on the plan of Resubdivision of Section One Hundred Eight, Edgehill Estates, of record in Book 4885, page 136, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Hawkins Street at a point 10 feet east of the southeast corner of Lot no. 7 on the Plan of McCalls Heirs of record in Plan Book 161,page 61, said Register's Office; thence North 7 degrees 52' East 125 feet; thence South 82 degrees 08' East 10 feet; thence around a curve northeasterly 23.56 feet to a 15 foot alley; thence with the same South 82 degrees 08' East 25 feet; thence South 7 degrees 52' West 140 feet to the northerly margin of Hawkins Street; thence with the same North 82 degrees 08' West 50 feet to the beginning.

Being the same property conveyed to Alfonso Patton and wife, Katharyn Patton, by Warranty Deeds, on May 27, 1986, of record in Book 6867, page 962; and Book 6867, page 965; and Book 6867, page 967; and Book 6867, page 969, Register's Office for Davidson County, Tennessee. The said Katharyn Patton having since died, leaving property to Alfonso Patton by right of survivorship.

Parcel 3: 2406 Meharry Blvd:

Being Lot No. 1 on the plan of Bransford Realty Company's Subdivision of part E.T. Holman's and part of Mrs. E.S. Clark's Subdivision of part of Boyd McNairy's Subdivision, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 35 feet on the north side of Heffernan Street and extends back between lines 180.4 feet, more or less, on its westerly margin, and 180.8 feet, more or less, on its easterly margin along the westerly line of an alley, to an alley in the rear, measuring 38.5 feet on said alley.

Being the same property conveyed to Alfonso B. Patton, by deed from Prather Patton and Juanita Patton Mallory, on March 31, 1964, of record in Book 3706, page 143, Register's Office for Davidson County, Tennessee.

Parcel 4: 1211 15th Avenue South:

Land in Davidson County, Tennessee, being Lot on 15th Avenue, South, being the north 50 feet of the south 100 feet of the east part of Lot 25 on the Map of I.B. Hayes Plan of Large Lots called Rokeby, of record in Book 21, page 87, Register's Office for said County.

Said part of said Lot fronts 50 feet on the west side of 15th Avenue, South, and runs back between parallel lines, parallel to and 205 feet south of the south margin of Edgehill Avenue, 152 feet 6 inches, more or less to an alley.

Being the same property conveyed to Alfonso B. Patton and wife Katharyn M. Patton, by deed from Percy Ewing Grey, III, and wife, Cheryl Grey, on September 24, 1984, of record in Book 6420, page 671, Register's Office for Davidson County, Tennessee. The said Katharyn M. Patton having since died, leaving property to Alfonso Patton by right of survivorship.

The property is subject to the following:

Parcel 1:

- Subject to all matters as shown on the Plan of record in Book 57, page 31, Register's Office Davidson County, Tennessee.

Parcel 2:

- Subject to all matters as shown on the Plan of record in Book 4885, page 136, Register's Office Davidson County, Tennessee.

Parcel 3:

- Subject to all matters as shown on the Plan of record in Book 421, page 90, Register's Office Davidson County, Tennessee.

Parcel 4:

- Subject to all matters as shown on the Plan of record in Book 21, page 87, Register's Office Davidson County, Tennessee.

This is improved property known as:
1211 15th Avenue South, Nashville, Tn 37212
1013 Villa Place, Nashville, Tn 37212
1210 Hawkins Street, Nashville, Tn 37203
2406 Meharry Road, Nashville, Tn 37208

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this September 19, 2006.

Alfonso B Patton By George Baker as attorney in fact

Alfonso Patton
By: George Baker as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared George Baker with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Alfonso Patton the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Alfonso Patton the bargainor(s), by the said George Baker as Attorney-in-Fact.

WITNESS my hand and seal, this 19 day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 9-22-07

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY