RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

NOTARY PUBLIC

My commission expires: 9/10/09

CHRISTY M. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 16, 2009

Davidson County DEEDWARR
Recvd: 10/10/06 10:15 2 pgs
Fees:13.00 Taxes:279.35
20061010-0125736

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Brooks 9248 Brushboro Drive Brentwood, TN 37027	New Owner	148-08-0-015.00

FOR AND IN CONSIDERATION of the sum of **Seventy Five Thousand Five Hundred dollars and zero cents ($75,500.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Floyd T. Patterson,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto **Doug Brooks,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Being the property commonly known as 4551 Artelia Drive, Antioch, TN 37013

Parcel # 148-08-0-015.00

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Oakwood Terrace, Section 1, of record in Book 4460, pages 54 adn 55, said Register's Office, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Floyd T. Patterson, by Deed from Sherry Arrington Patterson, dated 3-13-78, of record in Book 5262, Page 42, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this 5 day of October, 2006.

Floyd T. Patterson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Floyd T. Patterson**, being by me and duly sworn (or affirmed), 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 seal, this 5 day of October, 2006.

CHRISTY M. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 16, 2009

Notary Public

Printed Name

My commission expires: 9/16/09

Prepared By:

Christy Kennedy
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

After Recording Return To:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027