Davidson County DEEDWARR
Recvd: 10/18/06 10:06 2 pg
Fees:13.00 Taxes:921.30

20061018-0129197

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: John B. Livingston, Grantors
TO: Pearlena Lewis Patters, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Pearlena Lewis Patters 6616 Ascot Drive Antioch, TN 37013	Same as Owner	151-9- A 095.00 2DX-10600

STATE OF TENNESSEE)
Davidson)
COUNTY OF WILLIAMSON)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $249,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of August, 2006.

My commission expires: 5/24/08

NOTARY PUBLIC

Commission Expires MAY 24, 2008

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **JOHN B. LIVINGSTON**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **PEARLENA LEWIS PATTERS**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in DAVIDSON County, Tennessee, being Lot No 95, on the Final Plat of LONG HUNTER CHASE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, PHASE 1, SECTION II, of record in Plat Book 9700, page 638, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John B. Livingston, by deed, of record in Instrument No. 200002020010815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and is conveyed with an undivided interest in and to the general and/or restricted common areas and facilities of LONG HUNTER CHASE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, PHASE 1, SECTION II, as said areas are set forth and defined in Restrictions of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942; By-Laws of record in Book 9430, page 279; and Charter of

record in Book 9433, page 955; Register's Office for Davidson County, Tennessee, and to which reference is made for more particulars.

Davidson County taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 6616 Ascot Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 31st day of August, 2006.

"GRANTORS"

John B. Livingston

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named John B. Livingston, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 31st day of August, 2006.

My commission Expires: 5/24/08

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 200