WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/06 14:05 3 pgs
Fees:18.00 Taxes:518.00

20061019-0130025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10/13/06

Notary Public

MY COMMISSION EXPIRES: 5/22/2010

(AFFIX SEAL)

ALLISON H. KEENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Patton & Sharon D. Patton	SAME	MAP 081-16 PAR 641 & 640
(NAME)	(NAME)	
1019 & 1021 10th Avenue North	2014 Jordan Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **William E. Coleman, Jr. and wife Verica Coleman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy L. Patton and wife Sharon D. Patton,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1

See Exhibit "A"

Being the same property conveyed to William E. Coleman, Jr., married, by deed from Frank H. Marable, an unmarried person of record in Instrument No. 200310210155575, Register's Office for Davidson County, Tennessee.

Parcel 2

See Exhibit "A"

Being the same property conveyed to William E. Coleman, Jr.,and wife, Verica Coleman, by deed from Frank B. Church of record in Book 10814, page 295, Register's Office for Davidson County, Tennessee.

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/our hand(s) this day 10/13/06.

William E. Coleman, Jr., Seller

Verica Coleman, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William E. Coleman and Verica Coleman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 10/13/06.**

My Commission Expires **My Commission Exp. Jan. 12, 2009**

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

EXHIBIT "A"

LEGAL DESCRIPTION FOR Map & Parcel 81-16-641

Tract 1:
Land in Davidson County, Tennessee, being part of the Haslam Mill Lot in Haslam's Plan of record in Minute Book 1, page 246, of the Chancery Court at Nashville, and described as follows:

Beginning on the westerly margin of 10th Avenue, North, formerly Belleville Street, about 156 2/3 feet Southerly from the southerly margin of Jefferson Street; thence westwardly 146 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley southwardly 33 1/3 feet, more or less, to the northwest corner of a part of said lot conveyed to R. W. Turner to A.B. Batey; thence with said Batey's northerly line eastwardly 146 feet, more or less to the westerly margin of said Avenue; thence the Westerly margin of the said Avenue northwardly 33 1/3 feet, more or less, to the beginning.

Tract 2:
Beginning at a point on the westerly margin of Belleville Street, now 10th Avenue, North, about 123 1/3 feet southerly from the southerly margin of Jefferson Street, running thence westerly 146 feet, more or less, to the easterly margin of an alley; thence with said margin of said alley southerly 33 1/3 feet, more of less, to Belleville Street or 10th Avenue, North; thence with the westerly margin of Belleville Street northerly 33 1/3 feet, more of less, to the point of beginning.

Said property also being known as 1021 10th Avenue North, Nashville, TN 37208

Being the same property conveyed to William E. Coleman, Jr. in Instrument 20031021-0155575 recorded 10/21/2003, Register's Office for Davidson County, Tennessee.

LEGAL DESRIPTION FOR Map & Parcel 81-16-640

Land in Davidson County, Tennessee, being a part of the "Mill Lot" on the plan of the property of Samuel Haslam as of record in Minute Book 1, page 246, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the westerly margin of 10th Avenue North (formerly Belleville Street), the northeast corner of the lot conveyed to Nancy Kenndy by deed from Joseph G. Williams and wife, of record in Book 3432, page 329, Register's Office for Davidson County, Tennessee; thence northwardly with the westerly margin of 10th Avenue North, 30 feet to a point which is the southeast corner of the lot conveyed to Ozie B. Winters and Nora Jane Winters by deed from John Russell Moore and wife, of record in Book 3706, page 440, Register's Office for said County; thence westwardly with Winters southerly line, 146 feet to the easterly margin of an alley; thence Southwardly with said margin of said alley 30 feet to a point, Kenndy's northwest corner; thence eastwardly with Kenndy's northerly line, 146 feet to the westerly margin of 10th Avenue North, the point of beginning.

Said property also being known as 1019 10th Avenue North, Nashville, TN 37208

Being the same property conveyed to William E. Coleman, Jr. and Verica Coleman by Deed of record in Book 10814, Page 295 recorded 2/27/1998, Register's Office for Davidson County, Tennessee.