Davidson County DEEDWARR
Recvd: 11/21/06 10:34 1 pg
Fees:13.00 Taxes:127.65

20061121-0144340

WARRANTY DEED

AT-20060277

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,500.00.

Angie McClenahen
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of November, 2006

April G Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6·26·07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION ROAD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marquice Patton	SAME	081-11-0 094.00
2014 JOrdan Drive ~~1812 Osage Street~~		
Nashville, TN ~~37208~~ 37218		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, 18th Avenue Family Enrichment Center, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Marquice Patton and , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 1 on the Plan of the Resubdivision on the art of Lot No. 254 Plan of Hardings Addition to Nashville, of record in Book 4300, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 18th Avenue Family Enrichment Center from Third National Bank in Nashville as Executor of the Estate of Edith M. Allen by Warranty Deed dated January 10, 1995 and recorded January 11, 1995 in Book 9568, page 924, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1812 Osage Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 the 7th day of November, 2006:

Harold M. Love, Jr.
18th Avenue Family Enrichment Center
BY: Harold M. Love, Jr. Chief Operating Officer

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Harold M. Love, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Operating Officer (or other officer authorized to execute the instrument) of 18th Avenue Family Enrichment Center the with in named bargainor, a Tennessee corporation, and that such president or officer as such Chief Operating Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee corporation as Chief Operating Officer.

Witness my hand and seal this the 7th day of November, 2006.

April G Nichols
NOTARY SIGNATURE
Notary Expires: 6·26·07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY