WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 241,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2006

Notary Public:

MY COMMISSION EXPIRES: 8/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James T. Patterson	NEW OWNER	Map 86
6097 Woodland Hills Dr.		Group 4-0-B
Nashville TN 37211		Parcel 49 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kevin A. Paulk and wife, Sherri A. Cummings

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James T. Patterson, married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 100, on the Plan of Resubdivision of Lots 100 & 101 of First Revision, Sunset Oaks, Phase Two, of record in Plat Book 8250, Page 774, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kevin A. Paulk and wife, Sherri A. Cummings by deed from Frank Batson Homes, Inc. of record in Book 10032, Page 78, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 9082, Page 567, and Book 9082, Page 589, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 774, said Register's Office; (3) All matters of record in Plat Book 7900, Page 808, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 300 Overridge Cove, Hermitage, TN 37076

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 our hands this 11th day of December, 2006.

Kevin A. Paulk

Sherri A. Cummings

Davidson County DEEDWARR
Recvd: 12/27/06 12:33 2 pgs
Fees:13.00 Taxes:892.44

20061227-0159231

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 Kevin A. Paulk and wife, Sherri A. Cummings, 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 official seal at Nashville, Tennessee, this 11th day of December, 2008.

My Commission Expires: 1/24/09

Notary Public

