# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/07 14:10 2 pgs
Fees:13.00 Taxes:344.10
20070126-0011064

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2007

Notary Public

MY COMMISSION EXPIRES: August 16, 2009
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Erin Kennedy (NAME) | Guaranty Trust Company (NAME) | MAP AND PARCEL |
| 3358 Oak Trees Court (ADDRESS) | P.O. Box 1218 (ADDRESS) | 1500703000 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP) | |

FOR AND 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, Mary A. Patterson (unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin Kennedy and Josh Baker, both unmarried, as joint tenants with the express right of survivorship

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 all of LOT 44-A ZONE LOT DIVISION LOT NO. 44 LAKESHORE WOODS, SECTION 3 according to plat and survey of record in Plat Book 6250 page 102, amending Plat Book 5200, page 621 of the Register's Office for Davidson County, Tennessee to which plat and survey reference is hereby made for more complete details of location and description of said lot.

BEING that same property conveyed to Mary A. Patterson by quitclaim deed dated 10/15/04 from Paul R. Hegle, a single person of record in Instrument #200410150124285 of the Register's Office for Davidson County, Tennessee. For further reference see Deed of record in Instrument #200301130005188; deed of record in Instrument #200212170155358; and Deed of record in Book 11022, page 861, said Register's Office.

This conveyance is made subject to Restrictive Covenants appearing of record in Book 6250, page 102; Book 6230, page 385; Book 6063, page 351; and in Boko 6112, page 546; and to minimum building setback lines; public utility and drainage easement; anchor easement; and any other matters as shown on the Plat of record in Plat Book 6250, page 102; amending Plat Book 5200, page 621; all of the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3358 Oak Trees Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18th day of January, 2007

Mary A. Patterson by Jodie Wallace Attorney in fact

Mary A. Patterson
by: Jodie Wallace, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Patterson

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 18th day of January, 2007.

Commission expires August 16, 2009

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE )
) SS.
COUNTY OF ~~RUTHERFORD~~ Williamson RM )

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named JODIE WALLACE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged that she is the person sho executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained as the free act and deed of the said MARY A. PATTERSON by virtue of SPECIFIC POWER OF ATTORNEY, duly executed by the said MARY A. PATTERSON and appearing of record in Instrument #20070126-0011063 of the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 18th day of January, 2007.

My Commission Expires: 3-1-08

Rita Mangrum
Notary Public

RITA MANGRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN