Davidson County DEEDWARR
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Fees:13.00 Taxes:58.28
20070314-0031249

WARRANTY DEED

FROM: GAY LISA LEVINE EISEN, TRUSTEE under the will of SADYE D. FIDELHOLTZ, Deceased

TO: EDWARD PATTON, SR, and EDWARD PATTON, JR.

Address New Owner As Follows:	Send Tax Bills:	Map & Parcel Number
Edward Patton, Sr. Edward Patton, Jr. 109 Nocturne Forest Circle Nashville, TN 37207	Same	Map & Parcel 092-07-0-193.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,750.00.

This Instrument Was Prepared By:
Gay Levine Eisen (BPR 011039)
Attorney at Law
524 W. Hillwood Drive
Nashville, TN 37205-1235

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Affiant
Sworn to and subscribed before me, this 13 day of March, 2007.

Notary Public
My commission expires: 7-19-08

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Seven Hundred Fifty and no/100 ($15,750.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged,

GAY LISA LEVINE EISEN, TRUSTEE under the will of SADYE D. FIDELHOLTZ, deceased, hereinafter called the Grantor,

has bargained and sold, and by these presents does transfer and convey unto

EDWARD PATTON, SR, a married man, and **EDWARD PATTON, JR**, a single man, 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 Lots No. 30 and 31 in J. B. Davis's Subdivision, a plan of which is of record in Book 57, page 96, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 30 and 31 front 25 feet each on the northerly side of Batavia Street and run back between parallel lines 158 feet, more or less to an alley.

BEING the same property conveyed to J. N. Fidelholtz and wife, Sadye D. Fidelholtz by deed from Dora Doochin, a widow, dated January 3, 1957, and recorded in Book 2646, page 341, said Register's Office. The said J. N. Fidelholtz having predeceased Sadye D. Fidelholtz. Sadye D. Fidelholtz died testate and her will is probated under docket number 98138, Seventh Circuit Court for Davidson County, Tennessee, and recorded in instrument number 20060131-0012097, Register's Office for Davidson County, Tennessee. Pursuant to the Last Will and Testament of Sadye D. Fidelholtz, authority is granted to Gay Lisa Levine as Trustee to convey and transfer said real estate. The said Gay Lisa Levine, Gay Levine Eisen, and Gay Lisa Levine Eisen are one and the same person.

This is unimproved property, known as: 801-A 22nd Avenue, North, Nashville, Tennessee, 37208 and assigned map 92-07-0 parcel 193.00.

This legal description contained herein is the same as that contained in the previous deed of record. This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises.

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 Grantor does covenant with the said Grantees, that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her 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 13 day of March, 2007.

Gay Lisa Levine Eisen

GAY LISA LEVINE EISEN
Trustee under the Last Will and Testament of
SADYE D. FIDELHOLTZ, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Amy D. Nix, a Notary Public in and for said County and State, **GAY LISA LEVINE EISEN, TRUSTEE,** 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of March, 2007.

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Amy D. Nix

Notary Public
My Commission Expires: 7-19-08