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Box 48A
REALTY TITLE

Prepared by & Return to:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/02/07 15:57 2 pg
Fees:13.00 Taxes:577.20
20070402-0039349

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Thomas M. Patton
Affiant

Subscribed and sworn to before me, this 28 day of March, 2007.

Deborah K. Devine
Notary Public
My commission expires: 11/2 2/08

07-0703-83203

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas M. Patton 110 Lynwood Blvd Nashville, TN 37205	New Owner	117-03-0-A-137.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew R. Anderson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas M. Patton and wife, Anna T. Patton**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 137 in a horizontal property regime, as shown on the Plan of Versailles Apartments (erroneously referenced in prior deed as Versailles Condominiums), of record in Book 5050, Page 80, as corrected in Book 5171, Page 153 (erroneously referenced in prior deed as Page 158), and as described in Master Deed of record in Book 5168, Page 944; Book 7770, Page 965; and Book 8434, Page 719, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew R. Anderson, unmarried by deed from James O. Sherman and wife, Marcia B. Sherman, dated June 23, 2005, recorded July 15, 2005, of record in Instrument No. 20050715-0082422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3000 Hillsboro Pike, #137, Nashville, TN 37215

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, successors and assigns, forever. **Grantors covenant with Grantees that Grantors are lawfully seised 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.** Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of March, 2007.

Andrew R. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew R. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of March, 2007.

State of Tennessee at Large

My Commission expires 11/22/08

