STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2007.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G7-2961D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/02/07 10:17 2 pgs
Fees:13.00 Taxes:92.50
20070502-0052288

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ricky Patton, a married man (NAME)	Same (NAME)	59-90
503 Fisk Street (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville TN 37203 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Christopher A. Smith and Cecili M. Smith, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky Patton, a married 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:

Lying in the 12th Civil District of Davidson County, Tennessee, being part of Lot 18 on the unrecorded map of the Subdivision of part of the Marshall Waters Land, as follows:

Beginning at a point in the northerly margin of New Ewing Road at the southeast corner of the Property conveyed to Wallace Dozier Thompson and wife, by deed of record in Book 2907, page 101, R.O.D.C. Tennessee: thence with their easterly line, North 3 degrees 30 minutes East 449.2 feet to a point in the center line of White's Creek; thence North 81 degrees 30 minutes East 39.9 feet to a point and South 79-1/4 East 173 feet to a dividing line between Lots 18 and 19; thence with the same, South 3-1/2 West 424 feet more or less to a point in the northerly margin of New Ewing Road; thence with the same, North 89 degrees 40 minutes West 211 feet to the point of beginning.
Being property conveyed to Rose Marie Jones, Myra Frances Still, William Caruthers Thompson, Jr., and Wallace Dozier Thompson, as devisees under the Will of Winnie Lee Thompson, whose will is of record in Will Book 99, page 295, Probate Court of Davidson County, Tennessee.

There is included in the above description but expressly excluded from this conveyance, the following parcel of land:

Lying in the 12th Civil District of Davison County, Tennessee, being part of Lot #18 on the unrecorded map of the Subdivision of the Marshall Waters Land as follows:

Beginning at a point in the northerly margin of *Ewing Road at the southeast corner of the property conveyed to Wallace Dozier Thompson and wife by deed of record in Book 2907, page 101, Register's Office for Davidson County, Tennessee; thence with the easterly line North 3 degrees 30 minutes East 449.2 feet to a point in the center line of Ewing Creek; thence North 81 degrees 30 minutes East 39.9 feet to appoint and south 79 ¼ degrees East 66 feet; thence southwest 426 feet to a marker in the Northerly margin of New Ewing Drive; thence with the same North 89 degrees 40 minutes West 104 feet to the beginning.

*New

This being a portion of the same property conveyed to William C. Thompson by deed of record in Book 4608, page 228, Register's Office for Davidson County, Tennessee, now known as 661 Ewing Drive.

And further being included in the above description but expressly excluded from this conveyance, the following parcel of land:

Tract I. A 20 foot permanent easement across a portion of William C. Thompson, Jr., etux, property, the centerline of said easement being more particularly described a s follows:

Beginning at a point in the westerly line of the William C. Thompson, Jr., et ux, property, said point being northwardly 207 feet, more or less, from the southwesterly corner of the aforesaid property; thence eastwardly 220 feet, more or less, to a point in the easterly line of the aforesaid property, said point being northwardly 230 feet, more or less, from the southeasterly corner of the aforesaid property.

A 20 foot temporary construction easement measuring 10 feet on either side of and adjacent to the aforedescribed permanent easement. Said temporary construction easement to be abandoned upon completion of construction.

Being part of the property conveyed to William C. Thompson, Jr., et ux, the deed for which is of record in Book 4608, page 228, R.O.D.C., Tenenssee.

BEING the same property conveyed to Christopher A. Smith and Cecili M. Smith, husband and wife from William C. Thompson, Jr. and Geraldine Thompson, husband and wife, by Deed dated November 27, 2006, as Instrument No. 200612110152599, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as Ewing Drive, Nashville, TN 37207.

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. Whenever 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 26th day of April, 2007.

Christopher A. Smith — April 26, 2007 Date

Cecili M. Smith — April 26, 2007 Date

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 Christopher A. Smith and Cecili M. Smith, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of April, 2007.

My Commission Expires: ~~3/20/10~~ 3/11/09

Notary Public

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066