ADDRESS NEW OWNER and
SEND TAX BILLS:
RICKY D. PATE
540 Wesley Avenue
Nashville, TN 37207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
71 - 8 - 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SYLVIA JEAN WARF, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to RICKY D. PATE, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 39 on the Map of Joywood Heights, of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Edward Warf and wife, Sylvia Jean Warf by deed dated May 28, 1948 of record in Book 1586, Page 513, Register's Office for Davidson County, Tennessee. Charles Edward Warf having since died.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 540 Wesley Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 05/03/07 14:56 2 pgs
Fees:13.00 Taxes:297.85
20070503-0053331

Executed on this 27 day of April, 2007.

Sylvia Jean Warf
SYLVIA JEAN WARF

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SYLVIA JEAN WARF, the within named 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 at office this 27 day of April, 2007.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $80,500.00.

Ricky D. Cato
AFFIANT

Subscribed to and sworn before me, this the 27 day of April, 2007.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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