[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ricky Patton	New Owner	Map 092 0 70
507 Fisk Street		Parcel 421.00
Nashville, TN 37203		12929 26b

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Cook** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ricky Patton** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being portion of Lots 44 and 45 on the Map of J.B. Davis Subdivision, of record in Plat Book 161, page 123, Register's Office for Davidson County, Tennessee described as follows:

Beginning at an iron pin in the north margin of Batavia Street, said point being 25 feet west of the original common corner of Lots 43 and 44 of said subdivision; thence with said margin of Batavia Street, S 76 degrees 00' W, 36.00 feet to an iron pin, said pin being 10 feet east of the original common corner of Lots 45 and 46; thence leaving road and running N 14 degrees 00' W, 158.00 feet to an iron pin in the south margin of a 15 foot alley; thence with said south margin, N 76 degrees 00' E, 37.00 feet to an iron pin, said pin being 3 feet west of the original common corner of Lots 43 and 44; thence with a line running S 13 degrees 38' E, 158.00 feet to the point of beginning.

Being the same property conveyed to James Cook by Final Decree Confirming Sale of record in Instrument Number 20050516-0054880, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of James Cook and never has been and is investment property owned by James Cook.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.
2. All matters appearing on the Plan of record in Plat Book 161, page 123, said Register's Office.

This is improved property commonly known as 2244 Batavia Street, Nashville, TN 37208.

Davidson County DEEDWARR
Recvd: 05/09/07 14:45 2 pgs
Fees:13.00 Taxes:25.90



20070509-0055902

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $7,000.00.

Affiant

Subscribed and sworn to before me this 17th day of April, 2007.

Notary Public

My Commission Expires 02/26/2011

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of April, 2007.

James Cook

James Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James Cook. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of April, 2007.

Notary Public

My Commission Expires 02/26/2011

My Commission Expires:_____