Davidson County DEEDWARR
Recvd: 05/16/07 12:45 2 pgs
Fees:13.00 Taxes:50.41

20070516-0058598

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Ricky Patton	New Owner	Map/Parcel
507 Fisk Street		92-6-362.00
Nashville, TN 37203		07-04-12958

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, 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, **Lawrence Segree, a married person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ricky Patton, an unmarried person,** (The "Grantee"), his heirs and assigns, a 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 Lot 1, L.C. Thuss Subdivision, and commonly known as 741 N. 28th Avenue, Nashville, Tennessee, consisting of 0.14 acres (more or less).

Being the same property conveyed to Lawrence Segree, married, by Cash Deed from Herman F. Benjamin, recorded on the 18th day of January, 2006, in Instrument No. 20060118-0006882, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 547 page 102, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 741 28th Avenue North, Nashville, TN.

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

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$14,000.00~~ 13625.00

Affiant

Subscribed and sworn to before me this 14th **day of May, 2007**

My Commission Expires: My Commission Expires 02/26/2011

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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; has 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 14th day of May, 2007.

By: _____
Lawrence Segree

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Lawrence Segree,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2007.

_____
Notary Public

My commission expires: My Commission Expires 02/26/2011

VICKY W. MCCLELLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY