Davidson County DEEDWARR
Recvd: 06/11/07 12:48 2 pgs
Fees:13.00 Taxes:603.10

20070611-0069687

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $163,000.00

Subscribed and sworn before me this the 24th day of May, 2007.

(Affix Seal)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 30, 2010

Affiant

Notary Public 4/30/2010

WARRANTY DEED

700330

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Terence Patton and wife, Schlitta Patton
304 Ash Grove Court
Nashville,TN 37211

Map 162-5, Parcel 195

Send tax bills to:
JP Morgan Chase Bank, NA
1400 East Newport Center Drive
Deerfield Beach, Florida 33442

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gilbert F. Gilchrist , An Unmarried Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Terence Patton and wife, Schlitta Patton

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 41 on the Plan of Section 3 Hickory Valley Subdivision of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Gilbert Gilchrist by Deed of record in Instrument No. 20020528-0064024; dated 5/22/02; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 304 Ash Grove Court, Nashville, TN, 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 24th day of May, 2007.

Gilbert F. Gilchrist

Gilbert F. Gilchrist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Gilbert F. Gilchrist , , 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 24th day of May, 2007..

My commission expires:_____

Jennifer Marie Crowell

Notary Public

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010