WARRANTY DEED

AT-2007-269

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of July, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eugene Patton and Theresa A. Patton	Countrywide Home Loans, Inc	081.11-0-357.00
1628 16th Avenue North	2375 N Glenville Drive, RGV-B-195	
Nashville, TN 37208	Richardson, TX 75082	

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, I/we, **Selma Mumphrey**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Eugene Patton and wife, Theresa A. Patton**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the southerly 50 feet of the westerly 120 feet of Lot No. 299, D.T. McGavock & Others Addition as of record in Book 21, page 41, Register's Office, Davidson County, Tennessee.

Said southerly 50 feet of the westerly 120 feet of Lot No. 299 fronts 50 feet on the easterly margin of 16th Avenue North and runs back between parallel lines 120 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Nathaniel Mumphrey, Jr., (now deceased) et ux Selma Mumphrey by Deed from Harris G. Grisby et ux Eunice P. Grisby dated August 11, 1972 and recorded August 22, 1972 in Book 4630, page 205, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1628 16th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 12th day of July, 2007

Selma Mumphrey

Davidson County DEEDWARR
Recvd: 07/17/07 10:11 1 pgs
Fees:13.00 Taxes:190.55
20070717-0084858

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Selma Mumphrey , the bargainor(s), 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 and official seal at Williamson, Tennessee, this 12th day of July, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY