McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Pedro L. Acevedo
125 Tomarand Road
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America
9000 Southside Blvd. Bldg. 700
Jacksonville, Florida 32256

MAP 162-4
GROUP
PARCEL 63.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jerry Gene Patterson, Jr., married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Pedro L. Acevedo, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, page 58, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerry Gene Patterson, Jr., by Quitclaim Deed from Sharon Lynn Corbitt-Patterson of record in Instrument no. 20020321-0035131, Register's Office for Davidson County, Tennessee; previously having been the same property conveyed to Jerry G. Patterson, Jr. and wife, Sharon C. Patterson by deed of record in Book 6959, page 666, said Register's Office.

*Jerry Gene Patterson, Jr. and Jerry G. Patterson, Jr. are one in the same person.
*Sharon Lynn Corbitt-Patterson and Sharon C. Patterson are one in the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **125 Tomarand Road, Antioch, Tennessee 37013.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Davidson County DEEDWARR
Recvd: 07/23/07 10:10 2 pgs
Fees:13.00 Taxes:415.33
20070723-0087032

*Starlet L. Patterson, spouse of Jerry Gene Patterson, Jr., hereby joins in this conveyance transferring all her right, title. and interest in said property, marital or otherwise.

WITNESS our hands this the **18th** day of **July, 2007.**

Jerry Gene Patterson, Jr.

Starlet L. Patterson

Starlet L. Patterson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jerry Gene Patterson, Jr. and Starlet L. Patterson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of July, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $112,250.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of July, 2007.

NOTARY PUBLIC

My Commission Expires:

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JULY 18, 2009