THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 08/03/07 07:34 2 pgs
Fees:13.00 Taxes:488.40
20070803-0092252

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***132,000.00.

Affiant

Subscribed and sworn to before me this 31 day of July, 2007.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Chelsea Brianne Swab 1015 Pleasant View Drive Nashville, Tennessee 37214	SAME	MAP 108-16-0 PARCEL 199.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Two Thousand and 00/100 Dollars ($***132,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Matthew Pater (aka Matthew C. Pater), married, and Clem Pater (aka Clem Pater, III), unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Chelsea Brianne Swab, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 33-B on the Plan of Zone Lot Division of Lots 32, 33, 36 and 37 of Section One, Percy Priest Woods, as of record in Book 5200, page 472, amended in Book 5200, page 718, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Matthew Pater and Clem Pater by deed dated December 26, 2006, from JPMorgan Chase Bank, N.A, of record as Instrument No. 20070209-0017368 in the Register's Office for Davidson County, Tennessee.

Amy B. Pater, spouse of Matthew Pater, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1015 Pleasant View Drive, Nashville, Tennessee 37214.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the plan of Percy Priest Wood, Section One, of record in Book 5200, page 472, amended in Book 5200, page 718, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27 day of July, 2007.

Matthew Pater (aka Matthew C. Pater)

By: Cindy Crocker
Cindy Crocker
Attorney in Fact

Clem Pater (aka Clem Pater, III)

By: Cindy Crocker
Cindy Crocker
Attorney in Fact

Amy B. Pater

By: Cindy Crocker
Cindy Crocker
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said State and County, Cindy Crocker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Attorney in Fact for Matthew Pater (aka Matthew C. Pater), Clem Pater (aka Clem Pater, III) and Amy B. Pater ("Grantors") and is authorized by the Grantors to execute this instrument on behalf of Grantors and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantors.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of July, 2007.

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 9/30/2009