Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/07 10:15 2 pgs
Fees:13.00 Taxes:610.87
20070904-0105622

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2007

Notary Public:

MY COMMISSION EXPIRES: 7/27/10
(AFFIX SEAL)

CHEATHAM COUNTY, TENN. NOTARY PUBLIC STATE OF TENNESSEE DANA L. AUSTIN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tracy R. Patterson	Bank of America, N.A.	Parcel ID:
122 Quinn Circle	1400 Best Plaza Drive	09510000700
Nashville, TN 37210	Richmond, VA 23227	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Richard A. Keana and wife, Barbara L. Keana f/k/a Barbara L. Jackson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tracy R. Patterson , unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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

Being Lot No. 31 on the Map of the Subdivision of the property of W.E. Quin, Jr., on Lebanon Road, in the 3rd Civil District, of said County and State, not of record, described according to a copy of the survey by Watkins and Murray, Surveyors, March 20, 1948, as follows:

Beginning at a point in the southerly margin of an unnamed road shown on said Plan, in the common corners of Lots 31 and 32; thence with the line between said Lots southerly 781 feet to the center line of Mills Creek; thence up said Creek with its center line 106.5 feet to the corner of Lots 30 and 31; thence with the line between said Lots northerly 820 feet to the south margin of said unnamed street; thence with the margin of the same 100 feet to the point of beginning.

Being the same property conveyed to Richard A. Keana, unmarried, and Barbara L. Jackson, unmarried, joint tenants with right of survivorship, by Richard A. Northcutt, Trustee, of record in Book 8819, Page 852, said Register's Office. See also deed of record in Book 8775, Page 734, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; and (2) Sewer Easement of record in Book 4346, Page 600, said Register's Office.

Barbara L. Keana and Barbara L. Jackson being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 122 Quinn Circle, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 our hands this 27th day of August, 2007.

Richard A. Keana

Barbara L. Keana

Barbara L. Keana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Keana and Barbara Keana f/k/a Barbara L. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.