Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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

ADDRESS NEW OWNER:
Michael Patton, Jr
500 Bell Trace Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
P. O. Box 17404
Baltimore, MD 21297-1404

MAP 162-16
GROUP
PARCEL 87.00

Davidson County DEEDWARR
Recvd: 09/04/07 14:28 2 pgs
Fees:13.00 Taxes:358.90
20070904-0106000

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, **Jonathan Myers, *married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael Patton, Jr. and wife, Donna J. Patton,** 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. 64-B on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56 and 58 through 66, as of record in Plat Book 6250, page 615, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Jonathan Myers, by deed from Barry Zeitlin and wife, Linda Zeitlin, by and through her Attorney-in-Fact, Barry Zeitlin of record in Instrument no. 20041014-0124063, Register's Office for Davidson County, Tennessee.

* KELLI MYERS, spouse of Jonathan Myers, joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

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 **500 Bell Trace Court, 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.

WITNESS my hand this the **30th** day of **August, 2007.**

Jonathan Myers

Kelli Myers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jonathan Myers and Kelli Myers**, 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 30th day of August, 2007.

~~Robert M. Loffi~~ Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $97,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th day
of August, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 7/19/2008