WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/07 07:51 2 pgs
Fees:13.00 Taxes:965.70

20070905-0106245

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$261,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 14th DAY OF AUGUST, 2007.

NOTARY PUBLIC

MY COMMISION EXPIRES 3/21/2011
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Valeria Michelle Anglin	**SAME**	**092-04-0-235.00**
1107 Jackson Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF **$261,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marquis Patton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Valeria Michelle Anglin, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING the westerly 23 feet 10-1/2 inches on Lots 13 and 14 on the Plan of Morrison's Subdivision of Lot No. 158 Judge McNairy's Home Place, not of record, also, being part of the lot marked "Roth" on the Plan of Johnson Bransford's Subdivision of a part of said Lot No. 158, Judge McNairy's Mansion House Tract, as of record in Book 161, page 146, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Jackson Street, at the northwest corner of the property conveyed to James Cornell and wife, by deed from Ella S. Donlon, of record in Book 1414, page 22, said Register's Office thence with the southerly margin of Jackson Street westerly 23 feet 10 inches, thence southwardly 100 feet; thence eastwardly 23 feet 10-1/2 inches to Cornell's Southwest corner; thence with Cornell's westerly line northwardly 100 feet to the beginning.

Being the same property conveyed to Marquis Patton by Quitclaim Deed from William Patton, Jr. married dated 04/17/06 and filed for record on 04/19/06 in Instrument # 20060419-0044964, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **1107 Jackson Street**
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 GRANTEES, their heirs and assigns forever; and we do not 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 ever 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.

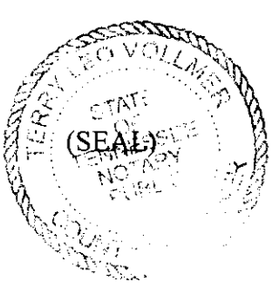
Witness my hand this 14th day of **AUGUST, 2007**

Marquis Patton
Marquis Patton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marquis Patton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of **AUGUST, 2007**.



(SEAL)

Terry L Vollmer
NOTARY PUBLIC

My Commission expires: 4/21/09