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Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/01/07 09:38 2 pgs
Fees:13.00 Taxes:947.20

20071101-0128714

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Pamela Hawkins
Affiant

Subscribed and sworn to before me, this 29 **day of** October, **2007.**

Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

03-0710-35031

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick Lassiter	Regions Bank DBA Regions Mtg.	52-11-0-051
1100 Berwick Trail	2050 Parkway Office Circle RCN 6	
Madison TN 37115	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joel Atkins and wife, Rhonda Atkins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick Lassiter, hereinafter called the Grantees, their successors 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. 33, on the Plan of Madison Heights, Section 2, Part 3, of record in Book 2083, Page 98, corrected by Surveyor's Certificate of Correction recorded in Book 2346, Page 593, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joel Atkins and wife, Rhonda Atkins by deed from Lucy E. Seymour, a married woman, dated 02/15/2005, recorded 02/23/2005, in Instrument No. 20050223-0019482, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1100 Berwick Trail, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Dee

WITNESS my hand this 29th day of October, 2007.

Joel Atkins

Rhonda Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel Atkins and Rhonda Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of October, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

