This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $217,900.00.

Affiant

Subscribed and sworn before me this the 31st day of October, 2007.

Notary Public
My commission expires: 11/14/09

Tammie N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 11/14/09
Davidson County

Davidson County DEEDWARR
Recvd: 11/02/07 13:20 2 pgs
Fees:13.00 Taxes:806.23

20071102-0129549

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeremy M. Childs 116 W. Marthona Rd Madison, TN 37115	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	42-15-34

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shannon Danielle Patterson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy M. Childs and Jennifer M. Childs, husband and wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being Lots Nos. 31, 32, 33, and 34 of Block C on the Plan of Marthona, not of record, described according ot a survey made by J. A. Mefford, Surveyor, December, 1937, as follows:

Beginning in the Westerly margin of Marthona Road, formerly Ezzell Road West, at a point 550.3 feet South of the Southerly margin of Old Hickory Boulevard; thence North 86 degrees 2 minutes West, a distance of 275 feet to a point, thence South 2 degrees 58 minutes West 100 feet to a point; thence South 86 degrees 2 minutes East a distance of 275 feet toa point in the Westerly margin of Marthona Road, formerly Ezell Road West; thence in a Northerly direction along the Westerly margin of Marthona Road, formerly Ezell Road West, 100 feet to the point of beginning.

Being the same property conveyed ot Shannon Patterson by deed from William L. Matthews as recordid in Plat Book 6152, page 4, of record as Instrument No. 20021204-0149050, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Shannon Danielle Patterson by Quitclaim Deed from Alan Ross Pattersondated September 17, 2007, of record as Instrument No. 20070918-0111853, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 116 W. Marthona Rd, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 31st day~~ of October, 2007.

Shannon Danielle Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shannon Danielle Patterson, 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 and official seal this 31st day of October, 2007.

My commission expires:

1/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#3122
18b