This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 018-16-0
PARCEL: 170.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Kerry M. Bateman and wife, Wanda A. Bateman
1011 Dorsel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/10/08 15:38 3 pgs
Fees:18.00 Taxes:202.39
20080110-0003319

WARRANTY DEED

THIS INDENTURE, made this 9th day of January, 2008 between

Debbie L. Patton

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kerry M. Bateman and wife, Wanda A. Bateman

of Sumner County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Goodlettsville, County of Davidson, State of Tennessee, described as follows: Land in the 10th Civil District of Davidson County, Tennessee, being known as part of Lot No. 2 on the Map of D. E. McCoin property at Goodlettsville, Tennessee, not of record and described according to a copy of a survey by J. R. Scott, Surveyor, dated February 13, 1950, as follows:

Beginning at a point on the northerly margin of Moncrief Street, at the common corner of Lots 1 and 2 on said plan, being the southwest corner of the property conveyed to Fentress by deed of record in Book 1916, Page 228, Register's Office for said County; thence with his west line, northwardly 134 feet to the southerly line of S. H. Wilhoite Property; thence with Wilhoite' s south line, South 89 degrees west 70 feet to a point at the common corner of Lots 2 and 3 thence southerly 140 feet, more or less, to a point on the northerly margin of Moncrief Avenue or Street, being 5 feet east of the corner of Lots 2 and 3; thence with the margin of said Street, easterly 55 feet to the beginning.

This being the same property conveyed to William Luther Patton and wife, Debbie L. Patton and Geraldine Harper by Warranty Deed dated 4/30/1987 from Jerry S. O'Day and wife, Alsue F. O'Day of record in Book 7226, Page 49, Register's Office Davidson County, Tennessee. The said William Luther Patton, now being deceased having died on 5/18/2004 leaving Debbie L. Patton as tenant by the entirety. The said Geraldine Harper, now being deceased having died intestate on 8/3/1998. Debbie L. Patton being the only child born to or adopted by Ms. Harper and the sole heir at law of Ms. Harper.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Debbie L. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debbie L. 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9TH day of January, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $54,700.00.

Affiant

Sworn to and subscribed before me, this 9TH day of January, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009