WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/08 11:54 2 pgs
Fees:13.00 Taxes:563.33

20080205-0011965

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$152,250.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 4th DAY OF JANUARY, **2008.**

RENEE MAGGART STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES July 29, 2009
(AFFIX SEAL)

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:
VALERIE L. PATTON	**SAME**	**092-06-0-378**
705 28TH AVENUE NORTH		
NASHVILLE, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF **$152,250.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

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

VALERIE L. PATTON, 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 Lot No. 18 on the Map of L.C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for said County.

Said Lot 18 fronts forty feet on the westerly side of 28th Avenue North and runs back between parallel lines one hundred and fifty feet to an alley.

Being the same property conveyed to Wilkinson Enterprises, LTD by deed from Dorothy J. Sloss, a widow who has not remarried and Jeff Brown, a widower who has not remarried, dated 10/21/96 and filed for record in Book 7016, page 414, said Register's Office.

Being the same property further conveyed to Ricky Patton by Warranty Deed from Wilkinson Enterprises, LTD dated 01/19/07 and filed for record on 02/27/07 in Instrument # 20070227-0024321, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 547, page 102, said Register's Office.
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: **705 28TH AVENUE NORTH**
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 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 4th day of **JANUARY, 2008**

RICKY PATTON

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **RICKY 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 4th day of **JANUARY, 2008.**

Renee Maggart
NOTARY PUBLIC

(SEAL) My Commission expires: July 29, 2009

RENEE MAGGART
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY