WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2008

Notary Public:

MY COMMISSION EXPIRES: 1/09/2012
(AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew Patterson	Fifth Third Mortgage	Parcel ID:
536 Bonerwood Drive	5001 Kingsley Drive, MD-1M0E2R	14710018500
Nashville, TN 37211	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Judy DeFoe Gilmore, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Matthew Patterson and Eli McTee, both unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 42 on the Plan of Parkview Estates, Section Two, as of record in Plat Book 3700, page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Judy Defoe Gilmore, a single person, by Warranty Deed from Judy D. Edwards Lynam and husband, Mark Lynam, of record in Book 9638, page 834, said Register's Office.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Plat Book 3700, page 87, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 536 Bonerwood Drive, Nashville, TN 37211

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 forever 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 6th day of February, 2008.

Judy DeFoe Gilmore

Judy DeFoe Gilmore

Davidson County DEEDWARR
Recvd: 02/19/08 11:40 2 pgs
Fees:13.00 Taxes:651.20

20080219-0015800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy DeFoe Gilmore, 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 this 6th day of February, 2008.

My Commission Expires: 1/24/09

Notary Public

