THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County	DEEDWARR
Recvd: 02/19/08 16:00	2 pgs
Fees:13.00 Taxes:107.30	
20080219-0016277	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 082-07-0-209.00

The actual consideration or value, whichever is greater, for this transfer is $29,000.00.

Affiant

Subscribed and sworn to before me this the 19th day of February, 2008.

My Commission Expires: _____

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

ADDRESS NEW OWNER(S) AS FOLLOWS:

Ricky Patton
(Name)
2622 Tiffany Drive
(Street Address)
Nashville, Tennessee 37206

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **WILLIAM PATTON, JR., a married man**, hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **RICKY PATTON, a married man,** (hereinafter "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson, County, Tennessee, being Lot No. 90A, on the Plan of Zone Lot Division, Lot 90 Harris Addition to Edgefield, as shown on plat of record in Plat Book 6200, page 549, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William Patton, Jr. by Deed of record in Book 8806, Page 450, recorded 12/7/1992, Register's Office for Davidson County, Tennessee.

BEING improved property known as 522 A North 2nd Street, Nashville, Tennessee 37207. This property has been used for investment purposes only and has never been used as the marital residence of the grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2008, which have been prorated between Grantor and Grantee and assumed by Grantor herein, and subsequent years. Tax Parcel No. 082-07-0-209.00.

2. All matters shown on Plat recorded in Book 21, page 100, amended in Book 6200, page 549, Register's Office for Davidson County, Tennessee.

3. Restrictions as contained in Book 6200, page 549, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused his name to be affixed hereto on this 19th day of February, 2008.

William Patton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **William Patton, Jr.,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 19th day of February, 2008.

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV. 7, 2011

CERTIFICATE OF AUTHENTICITY

I, Amy D. Nix, 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.

Amy D. Nix

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Amy D. Nix, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: 11-7-11

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011