Davidson County DEEDWARR
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Fees:13.00 Taxes:207.20

20080505-0046246

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
08-0672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of April, 2008.

Notary Public

Commission Expiration: 6-26-11

ADDRESS OF NEW OWNER:
Robert E. Patterson
1325 Chester Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Robert E Patterson
1325 Chester Ave
Nashville, TN 37206

MAP-PARCEL:
07214030500

WARRANTY DEED

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,

Robert E. Patterson and wife, Betty J. Patterson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert E. Patterson, married

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20, BLOCK "A" ON THE PLAN OF BELLE FOREST NO. 2, AS OF RECORD IN BOOK 843, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 20 FRONTS 50 FEET ON THE NORTHERLY SIDE OF CHESTER AVENUE, FORMERLY CHESTERFIELD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 132 FEET TO A DEAD LINE.

Being the same property conveyed to Robert E. Patterson and wife, Betty J. Patterson on 05/08/1997, by deed from Homer Charles Hardy and wife, Lucy Ann Hardy, filed for record on 05/12/1997, in Book 10459, Page 914, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1325 Chester Avenue Nashville, TN 37206**

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 30th day of April, 2008.

Robert E. Patterson

Robert E. Patterson

Betty J. Patterson

Betty J. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert E. Patterson and wife, Betty J. Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 1 day of May, 2008.

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration: 6-26-11