Davidson County DEEDWARR
Recvd: 05/09/08 11:16 3 pgs
Fees:18.00 Taxes:381.10

20080509-0048217

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
ERIC PATTON AND
KAREN PATTON
c/o Countrywide Bank, F.S.B.
1520 Memorial Blvd., Ste. 104
Murfreesboro, TN 37129
MAP/PARCEL 063-02-0 120.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

Return To: Executive Title, LLC
4470 Old Lebanon Dirt Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THREE THOUSAND AND NO/100 ($103,000.00) DOLLARS**, cash in and paid the receipt of which is hereby acknowledged, I, **TERESA KAYE DUERR**, unmarried have this day bargained and sold and by these presents do hereby transfer and convey unto **ERIC D. PATTON, unmarried AND KAREN D. PATTON, unmarried**, their heirs and assigns, the following described lot or parcel of land, described as follows:

LAND in Davidson County, Tennessee, being Lot 174 on the unrecorded map or plan of Nawakwa Hills, Powwow Addition, Section No. 6, described as follows:

BEGINNING at a point in the easterly margin of Ocoee Trail, said point being 1058.82 feet southeast from an iron pin marking the intersection of the southerly right of way of Nawakwa Trail and the easterly right of way of Ocoee Trail; thence North 67 deg. 01 min. 36 sec. East 149.66 ft. to a point; thence South 22 deg. 58 min. 24 sec. West 50.40 ft. to a point; thence South 67 deg. 01 min. 36 sec. West 149.66 ft. to a point; thence with the easterly margin of Ocoee Trail North 22 deg. 58 min. 24 sec. East 50.40 ft. to the point of beginning.

BEING the same property conveyed to Derrick C. Duerr and wife, Teresa Kay Duerr by deed from Bob Slate Construction Company, Inc. of record in Book 7931, page 959, Register's Office, Davidson County, Tennessee. The said Derrick C. Duerr and Teresa Kay Duerr are divorced by Final Decree of Divorce in Instrument #20050217-0018125. For further reference see Quitclaim Deed from Derrick Christopher Paul Duerr to Teresa Kaye Duerr (aka Teresa Kay Duerr), dated June 9, 2005, as Instrument #20051013-0123370.

This property is commonly known as 1443 Ocoee Trail, Madison, TN 37115.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I DO COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, except for 2008 real estate taxes which are to be pro-rated

and assumed GRANTEES, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

WITNESS my hand this the 2nd day of May, 2008.

TERESA KAYE DUERR

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERESA KAYE DUERR, the 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 Gallatin, Tennessee, this the 2nd day of May, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-19-2012

OATH

STATE OF TENNESSEE

COUNTY OF Wilson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$103,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary

sale.

Jackie Heatherly
AFFIANT

SUBSCRIBED and sworn to before me, this the 2 day of May, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-30-10

