WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/08 12:52 2 pgs
Fees:13.00 Taxes:458.80

20080521-0052153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/10

(AFFIX SEAL)

MICHAEL T. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIE P. PEDEN	New owner	MAP 135-5 PARCEL 54
(NAME)	(NAME)	
320 MELVIN JONES ROAD	"	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **KATHERINE M. STERLING a/k/a KATHERINE M. PATTON, NOW BEING KATHERINE M. BREWER, by and through DAVID PATTON, Attorney in Fact,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIE P. PEDEN, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 59 on the Plan of Town Park Estates, of record in Plat Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine M. Sterling, married, by deed dated 1/27/05 of record in Instrument No. 20050315-0028487, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Katherine M. Patton by deed dated 8/16/07 from Justin Sterling of record in Instrument No. 20070821-0099885, Register's Office for Davidson County, Tennessee; the said Katherine M. Sterling a/k/a Katherine M. Patton having since married, now being Katherine M. Brewer.

Katherine M. Sterling and Katherine M. Patton and Katherine M. Brewer are one and the same person.

This is not the principal residence of the Grantor.

David Patton executes this instrument as Attorney in Fact for Katherine M. Sterling, now being Katherine M. Brewer pursuant to Specific Power of Attorney of record in Instrument No. 20070713-0083761, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 320 MELVIN JONES ROAD, NASHVILLE, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this ___ day of May, 2008.

KATHERINE M. BREWER

BY: DAVID PATTON, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DAVID PATTON, 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, and further acknowledged that he is the Attorney In Fact for KATHERINE M. BREWER and is authorized by KATHERINE M. BREWER to execute this instrument on her behalf.

WITNESS my hand and official seal this 14th day of May, 2008.

MICHAEL T MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3/20/10