WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $224,400.00.

Lori C. Patton
Affiant

Subscribed and sworn to me on May 21, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 05/22/08 15:51 3 pgs
Fees:18.00 Taxes:830.28
20080522-0052753

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roger D. Patton and wife, Mary E. Patton and Lori C. Patton 1111A Clifton Lane Nashville, TN 37204	Waterstone Mortgage 1133 Quail Court Pewaukee, WI 53072	118-09-0-259.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PEYTON W. HOGE, a single person,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ROGER D. PATTON and WIFE, MARY E. PATTON and LORI C. PATTON,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot(s) 1A, as shown on the map entitled Zone Lot of Lot One of the Revised Resubdivision of Lots 15 and 16, Noelton Subdivision, of record in Plat Book 6200, Page 387, as amended in Book 6200, Page 485, 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 Peyton W. Hoge, married, from Patrick A. McMackin, unmarried, by Warranty Deed dated July 21, 2003 and recorded in Instrument No. 20030728-0105277, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Matters shown on the Plan of record in Book 6200, Page 387, as amended in Book 6200, Page 485, Register's Office for Davidson County, Tennessee; and
4. Party Wall Agreement of record in Book 7023, Page 493, said Register's Office; and
5. Joint Driveway, Roof and Party Wall Agreement of record in Book 7023, Page 487, said Register's Office; and
6. Power of Attorney executed by Roger D. Patton to Lori C. Patton dated April 25, 2008 and recorded in Instrument 20080522-0052751 Register's Office; and
7. Power of Attorney executed by Mary E. Patton to Lori C. Patton dated April 25, 2008 and recorded in Instrument 20080522-0052752 said Register's Office; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1111A Clifton Lane, Nashville, TN 37204.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on May 21, 2008.

Peyton W. Hoge

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 21, 2008, before me personally appeared Peyton W. Hoge, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 21, 2008.

Tara Steward
NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY