Davidson County DEEDWARR
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Fees:18.00 Taxes:377.40
20080701-0067462

PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District ____ Map 96-11 Group _____ Control Map _____ Parcel 101

TERESA SUE PATTERSON BRYSON, RODNEY ALLEN PATTERSON, LUCIAN KING PATTERSON, MILDRED YVONNE WILLIAMS BROWN, PHILLIP RANDOLPH WILLIAMS, AND CONNIE LEA WILLIAMS LOVELL
to
AGNATIOUS PATTERSON, JR. and wife, JEAN A. PATTERSON

Mail Tax Notices to: Newowners:
Agnatious & Jean Patterson
808 Barton Point Rd
Mt Juliet, TN 37122

WARRANTY DEED

For and in consideration of the sum of One Hundred Two Thousand ($102,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, TERESA SUE PATTERSON BRYSON, RODNEY ALLEN PATTERSON, LUCIAN KING PATTERSON, MILDRED YVONNE WILLIAMS BROWN, PHILLIP RANDOLPH WILLIAMS, AND CONNIE LEA WILLIAMS LOVELL, have bargained and sold, and by these presents do transfer and convey unto the said AGNATIOUS PATTERSON, JR. and wife, JEAN A. PATTERSON, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 603 on the Plan of Cloverhill Section VIII, as of record in Book 2331, page 10 and 11, Register's Office in said County, described as follows:

Beginning at a point in the south margin of Cloverwood Drive, at the corner of Lots 602 and 603; thence with the line between said lots, southerly 205.7 feet to a corner of Lot 604; thence with the line between Lots 603 and 604, westerly 235 feet to the east margin of Philwood Drive; thence around said curve, easterly 31.42 feet to the southerly margin of Cloverwood Drive; thence with the margin of the same, easterly 165.8 feet to the point of beginning.

This is the same property which was conveyed to Teresa Sue Patterson Bryson, Rodney Allen Patterson, Lucian King Patterson, Mildred Yvonne Williams Brown, Phillip Randolph Williams, and Connie Lea Williams Lovell, by Mary A. Patterson by Quitclaim Deed dated April 20, 2007, of record in Instrument Number 20070420-0047607, Register's Office of Davidson County, Tennessee.

The property herein conveyed is not the usual place of residence of any of the grantors.

2008 and subsequent taxes will be the responsibility of the purchasers.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said AGNATIOUS PATTERSON, JR. and wife, JEAN A. PATTERSON, their heirs and assigns, forever.

And we do covenant with the said conveyees 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, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said conveyees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 21 day of June, 2008.

Teresa Sue Patterson Bryson
TERESA SUE PATTERSON BRYSON

Rodney Allen Patterson
RODNEY ALLEN PATTERSON

Lucian King Patterson
LUCIAN KING PATTERSON

Mildred Yvonne Williams Brown
MILDRED YVONNE WILLIAMS BROWN

Phillip Randolph Williams
PHILLIP RANDOLPH WILLIAMS

Connie Lea Williams Lovell
CONNIE LEA WILLIAMS LOVELL

STATE OF Tennessee

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERESA SUE PATTERSON BRYSON, RODNEY ALLEN PATTERSON, LUCIAN KING PATTERSON, MILDRED YVONNE WILLIAMS BROWN, PHILLIP RANDOLPH WILLIAMS, AND CONNIE LEA WILLIAMS LOVELL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville, Tennessee, this 21 day of June, 2008.

Anne Kemp
NOTARY PUBLIC

ANNE KEMP NOTARY PUBLIC AT LARGE TROUSDALE COUNTY, TN

My Commission Expires: 9-3-08

STATE OF Tennessee
COUNTY OF Trousdale

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 102,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Signature Patterson
AFFIANT

Subscribed and sworn to before me, this the 21 day of June, 2008.

Anne Kemp
~~REGISTER~~ OR NOTARY PUBLIC

My Commission Expires: 9-3-08

ANNE KEMP NOTARY PUBLIC AT LARGE TROUSDALE