Davidson County DEEDWARR
Recvd: 07/08/08 08:48 2 pg
Fees:13.00 Taxes:1646.50

20080708-0069972

THIS INSTRUMENT PREPARED BY:

MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $445,000.00

Teresa Meek
AFFIANT

Subscribed and sworn to before me, this 30th day of June 2008.

Amy Crowe
NOTARY PUBLIC

AMY CROWE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 7-21-10

Address New Owners as Follows:

Whitney C. Gallimore
Kristen R. Gallimore
2414 Sterling Road
Nashville, Tennessee 37215

Send Tax Bills To:

SAME

Map-Parcel Number:

117-2-92.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

George Allen Patton, Jr. and wife, Cheryl Patton ("Grantors") do hereby bargain, sell, transfer and convey unto **Whitney C. Gallimore and wife, Kristen R. Gallimore** ("Grantees") their heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being the west part of Lot No. 1 on Block 7 on the map of the Stokes Tract, of record in Book 974, Page 24, Register's Office for said county, and described as follows:

Beginning at a point in the South margin of Sterling Road 21 ft. West of the common corner of Lots No.s. 1 and 2, Thence along a line West of and parallel to the common boundary between said lots southerly 200 ft. to the North line of Lot No. 5; Thence with the North line of the same westerly 149 ft. to the easterly marginof Natchez Trace; Thence with the margin of the same northerly 100 ft. to a point, the beginning of a curve; Thence around said curve, having an approximate radius of 100 ft., in a northeasterly direction, a distance of 15.1 ft. to a point in the South margin of Sterling Road; Thence with the margin of the same easterly 79 ft. to the point of beginning.

Being the same property conveyed to George Allen Patton, Jr., and wife Cheryl Patton from Mabel Ann H. Skinner Patton (1/4 undivided interest), of record in Book 5876, Page 17, from Jane Patton Griffin (1/4 undivided interest), of record in Book 5876, Page 20; from Betsy Patton Parker (1/4 undivided interest), of record in Book 5876, Page 25; and 1/4 undivided interest devised to George Allen Patton, Jr., by the Last Will and Testament of George Allen Patton, Sr., of record in Will Book 133, Page 606, all of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Whitney C. Gallimore and Kristen R. Gallimore**, their heirs and assigns, forever.

AND **George Allen Patton, Jr. and Cheryl Patton** do hereby covenant with **Whitney C. Gallimore and Kristen R. Gallimore**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **George Allen Patton, Jr. and Cheryl Patton** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **Whitney C. Gallimore and Kristen R. Gallimore,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 2414 Sterling Road, Nashville, Tennessee 37215

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30th day of June, 2008.

George Allen Patton, Jr.

Cheryl Patton

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Goerge Allen Patton, Jr. and Cheryl Patton, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 30th day of June, 2008.

NOTARY PUBLIC

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

MY COMMISSION EXPIRES:

Permitted Encumbrances

1. County Taxes for 2008, have been pro-rated and shall be paid by Grantee, all subsequent years, a lien not yet due and payable

2. Plan of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.