Davidson County DEEDWARR
Recvd: 07/22/08 08:35 2 pgs
Fees:13.00 Taxes:299.70

20080722-0074888

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church St E., Suite 216
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF July 2008.

Tracey Perry
Notary Public

Commission Expiration:
5-2-11

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Stanley Patterson 510 Norton Avenue Nashville, TN 37207	Stanley Patterson 510 Norton Avenue Nashville, TN 37207	07108018200

WARRANTY DEED

FOR AND IN 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,

Aaron Bushar, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stanley Patterson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot No. 103 on the Map of Joywood Heights, Section 1, of record in Book 1130, page 91, Register's Office for Davidson County, TN.

Said Lot No. 103 fronts 60 feet on the South side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Aaron D. Bushar, unmarried by deed from Catherine Julia Anne Murphy of record in Instrument 200603300036082 on 03/24/2006 and filed for record on 03/30/2006, Register's Office for DAVIDSON County.

The said Jaime Bushar joins in conveyance to release any and all interest in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 510 Norton Avenue, Nashville, Tennessee 37207.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Aaron Bushar

Jaime Bushar

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of July, 2008.

Notary Public

Commission Expiration 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY