WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/08 09:18 3 pgs
Fees:18.00 Taxes:592.00
20080822-0086366

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$160,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of August 2008.

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Seth Jennings	SAME	118-05-0-141.00
940 Gale Lane #123		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James E. Pate, a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Seth Jennings**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 80 feet of the north 160 feet of Lot No. 39 on the map showing the Subdivision of part of the Vaulx Lane, not of record, shown on a copy of a survey thereof, made by Earl Drake, County Surveyor, July 1, 1921, and described as follows:

Beginning at the southwest intersection of East Clayton Avenue and Craig Avenue, thence westerly 90 feet along the south margin of East Clayton Avenue; thence southerly 160 feet; thence 80 feet to the westerly margin of Craig Avenue; thence with the same 160 feet to the point of beginning.

Being the same property conveyed to James E. Pate, by deed from Shirley Cannon and Jerry A. Newman and Mary A. Bates, on May 9, 2008, of record in Instrument Number 20080516-0050496, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **915 Clayton Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this August 18, 2008.

James E. Pate

Yvonne Pate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E. Pate and Yvonne Pate,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 18, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

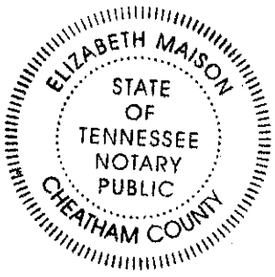
I, Daphne M. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Daphne M Davis
Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Daphne M. Davis, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature



My commission expires: 4-15-2012

(Seal)