THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Front Desk
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1796

Davidson County DEEDWARR
Recvd: 09/23/08 08:45 2 pg
Fees:13.00 Taxes:425.50
20080923-0096634

Property Address: 187 Tusclum Road, Antioch, TN 37013

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rebecca B. Patten and Joshua D. Patten**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Thomas Baird III, as Sole Owner, his/her personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot NO 2 on the Plan of Tusculum Circle Section 1 as of record in (Book 2842 sic) Book 3842 Page 150, Register's office for said county.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Lawrence A. Turner and wife Jo Ann B. Turner, dated October 21, 2002, and recorded October 28, 2002, in the Register of Deeds for the County of Davidson, as Document No. 20021028-0131871.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 19th day of September, 2008.

Rebecca B. Patten {Seal}

Joshua D. Patten {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of September, 2008, before me the undersigned officer, personally appeared Rebecca B. Patten and Joshua D. Patten, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1.23.2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Anne Ballard

Subscribed and sworn to before me this 19th day of September, 2008.

Notary Public
My Commission expires: 1/22/08

Person or Agency responsible for taxes:
Thomas Baird
187 Tusculum Rd.
Antioch, TN 37013

162-06-0-014.00

DAVE ALEXANDER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires 2008