Davidson County DEEDWARR
Recvd: 10/09/08 13:53 2 pgs
Fees:13.00 Taxes:897.25

20081009-0102549

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Luke G Patterson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2008.

JO ANN SMITH
NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LUKE G. PATTERSON and CHRISTY T. PATTERSON	REALTY MORTGAGE CORP.	Map:146-15-48 Parcel:
(NAME) 5134 Regent Drive	(NAME) 7000 Executive Center Dr.	Map: Parcel:
(ADDRESS) Nashville, TN 37220	(ADDRESS) Brentwood, TN 37027	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 08090119

Warranty Deed

For and in Consideration Of the sum of $242,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DOUGLAS BRYAN NICHOLS, EMMA FAYE NICHOLS HAYES , RANDEL WADE NICHOLS , AND TERESA K. NICHOLS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LUKE G. PATTERSON and wife, CHRISTY T. PATTERSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) No. 260, as shown on the map entitled the Plan of Haileywood Estates, Section 8-D, of record in Plat Book 3500, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 260 fronts 110.9 feet on the easterly side of Regent Drive, and runs back between lines, 354.7 feet on the northerly side which is a broken line and 325.1 feet on the southerly side to a line in the rear, measuring 89.7 feet thereon.

Being the same property conveyed to Maxie L. Nichols and wife, Pearl B. Nichols, by deed from G. H. Todd and H. B. Sheets, of record in Book 3619, page 413, dated September 26, 1963, said Register's Office. The said Pearl B. Nichols having since died. The property being further Quitclaimed to Douglas Bryan Nichols, a 1/3 interest, Emma Faye Nichols Hayes, a 1/3 interest, Randel Wade Nichols, a 1/6 interest, and Teresa K. Nichols, a 1/6 interest, by deed from Maxie L. Nichols, of record as Instrument No. 20061213-0153774, dated December 5, 2006.

This conveyance is made subject to the following:

1. Matters shown on the Plan of record in Book 3500, page 7, said Register's Office.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6335, page 939, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

This is improved property known as 5134 Regent Drive, Nashville, Tennessee 37220

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 7th DAY OF October, 2008.

Douglas Bryan Nichols
DOUGLAS BRYAN NICHOLS

Emma Faye Nichols Hayes
EMMA FAYE NICHOLS HAYES

Randel Wade Nichols
RANDEL WADE NICHOLS

Teresa K. Nichols
TERESA K. NICHOLS
By Randel Wade Nichols AIF
Randel Wade Nichols, Atty-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DOUGLAS BRYAN NICHOLS, EMMA FAYE NICHOLS HAYES, RANDEL WADE NICHOLS the bargainor(s), with whom I am personally acquainted (or proved to me on the basis or satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 7th day of October, 2008.

Brandy K. Pirk
NOTARY PUBLIC

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

My Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RANDEL WADE NICHOLS, to me known to be the person who executed the foregoing instrument on behalf of TERESA K. NICHOLS, and acknowledged that he executed the same as the free act and deed of the said TERESA K. NICHOLS.

Witness my hand and official seal at office this 7th day of October, 2008.

Brandy K. Pirk
NOTARY PUBLIC

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

My commission expires: