WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/08 10:33 2 pgs
Fees:13.00 Taxes:1184.00

20081231-0123906

G-VR-08-006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2008.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Hammes	W.R. STARKEY MORTGAGE	
6 South 14th Street	(NAME) 5055 W. PARK BLVD, STE 300	
(ADDRESS) Nashville, TN 37206	(ADDRESS) PLANO, TX 75093	83-9-160.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LUKE G. PATTERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN D. HAMMES, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEASTERLY PORTION OF LOT NO. 6 AND THE SOUTHERLY 50.0 FEET OF LOT NO. 7 ON THE PLAN OF E.S. PRIEST'S SUBDIVISION OF 3A 8P, EDGEFIELD PLAN OF RECORD IN BOOK 161, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: SAID PROPERTY FRONTS 50.0 FEET ON THE WESTERLY MARGIN OF SOUTH 14TH STREET, FORMERLY DIVISION STREET, AND EXTENDS BACK 75.0 FEET ON THE NORTHERLY LINE AND 75.5 FEET ON THE NORTHERLY MARGIN OF 14 FOOT ALLEY, TO A LINE IN THE REAR MEASURING 50.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LUKE G. PATTERSON BY WARRANTY DEED FROM ROSE DRUPIEWSKI, UNMARRIED, RECORDED ON THE 19TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060619-0072615, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CHRISTY T. PATTERSON HEREBY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6 South 14th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of December, 2008.

Luke G. Patterson

Christy T. Patterson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luke G. Patterson and Christy T. Patterson, the within named bargainors, 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, this the 29th day of December, 2008.

Notary Public

My Commission Expires: 9/3/12

(SEAL)



~~RETURN TO:~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067