[ADDRESS NEW OWNER:] ERB	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ernest R. Buchi Jr.		Map/Parcel -
900 20th Avenue South, Unit 1108	SAME	08116073400
Nashville, TN 37212		26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **William Patton, Jr., an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ernest R. Buchi** Jr. ERB (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot 4, RESUBDIVISION OF LOTS 11, 12 AND 13, HASLAMS ADDITION, as shown on plat of record in Plat Book 3842, Page 122, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Patton, Jr., by Warranty Deed from IMC Mortgage Company, a Florida corporation recorded May 7, 1999 in Book 11469, Page 375, in the Register's Office, Davidson County, Tennessee.

The above described real property is not the homestead of William Patton, Jr. and never has been and is investment property owned by William Patton, Jr.

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 11, 12 AND 13, HASLAMS ADDITION, as recorded in Plat Book 3842, Page(s) 122, said Register's office.

This is improved property commonly known as: 1005 10th Avenue North, Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20090028740 DEEDWARR
Recvd: 05/01/09 11:26 2 pgs
Fees:13.00 Taxes:305.25
20090501-0039744

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $82,500.00.

Russell Buchi
Affiant

Subscribed and sworn to before me this 30th day of April, 2009

My Commission Expires: MY COMMISSION EXPIRES. September 19, 2009

ROBERT J. NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of April, 2009.

William Patton, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2009, before me personally appeared William Patton, Jr., to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES. September 19, 2009