RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

BILL GARRETT, Davidson County
Trans:T20090031095 DEEDWARR
Recvd: 05/11/09 12:59 2 pgs
Fees:13.00 Taxes:466.20
20090511-0043121

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2009.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES PATTERSON 673 Piccadilly Row Antioch, Tennessee 37013	Same address as new owner	MAP 149-02-0-B-01000CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SIX THOUSAND AND NO/100 ($126,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **PAUL M. DURHAM and wife, AMY D. DURHAM,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **CHARLES PATTERSON, married,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, BEING Lot No. 53 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, Pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Paul M. Durham and wife, Amy D. Durham by Warranty Deed dated October 8, 1997 from Betty J. Didicher and husband, John Edward Didicher, filed for record on October 29, 1997 and appearing of record in Book 10661, page 922, Register's Office for Davidson County, Tennessee.
>
> This is improved property known and designated as 673 Piccadilly Row, Antioch, Tennessee 37013.
>
> This conveyance is made subject to all matters as shown on plat of record in Book 6250, pages 92-94; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2009 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 5th day of May, 2009.

PAUL M. DURHAM

AMY D. DURHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **PAUL M. DURHAM and AMY D. DURHAM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of May, 2009.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.