THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

Davidson County DEEDWARR
Recvd: 10/09/09 10:13 2 pgs
Fees:13.00 Taxes:273.80
20091009-0094131

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 060-03-0-098.00

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Idella M. Patton
Affiant

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Subscribed and sworn to before me this the 8th day of October, 2009.

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Idella M. Patton
(Name)
144 Oak Park Drive
(Street Address)
Nashville, Tennessee 37207

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **WILLIAM PATTON, JR., RICKY PATTON, and TIMOTHY PATTON,** (hereinafter the "Grantors"), have bargained and sold, and do by these presents transfer and convey, unto **IDELLA M. PATTON, an unmarried woman,** (hereinafter "Grantee"), in fee simple, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Oak Park Subdivision, Section One, of record in Plat Book 3600, Page 84, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 100.0 feet on the southerly side of Oak Park Drive and extends back 155.54 feet on the westerly line and 154.65 feet on the easterly line, to a dead line in the rear, measuring 100.0 feet thereon.

Being the same property conveyed to William Patton, Jr., Ricky Patton and Timothy Patton by Deed of record in Instrument No. 20030327-0040390, recorded March 27, 2003, Register's Office for Davidson County, Tennessee.

BEING improved property known as 144 Oak Park Drive, Nashville, TN 37207.

THIS PROPERTY HAS BEEN USED FOR INVESTMENT PURPOSES ONLY AND HAS NEVER BEEN USED AS THE MARITAL RESIDENCE OF THE GRANTORS.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs, successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee," that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2010 and subsequent years. Tax Parcel No. 060-03-0-098.00.

2. All matters shown on Plan of Oak Park Subdivision of record in Plat Book 3600, page 84, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3821, Page 343, said Register's Office.

Grantors further covenant and bind themselves, their successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto on this 8th day of October, 2009.

William Patton, Jr.

Ricky Patton

Timothy Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **William Patton, Jr., Ricky Patton, and Timothy Patton,** the within named Grantors, 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 official seal in Nashville, Tennessee, this 8th day of October, 2009.

CASEY FISHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV. 7, 2011

CERTIFICATE OF AUTHENTICITY

I, Amy Nix Hankins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amy Nix Hankins

State of Tennessee
County of Davidson

CASEY FISHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 7, 2011

Personally appeared before me, Casey Fisher, a notary public for this county and state, Amy Nix Hankins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires
11/7/2011