WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

X Martin E. Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Martin E. Patton	New Owner	Parcel ID:
2827 Colonial Circle		09605011500
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James H. Thomas and wife, Bettty R. Thomas

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

Martin E. Patton, unmarried

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

BEING Lot No. 44 on the Plan of Colonial Village, of record in Book 1424, page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James H. Thomas and wife, Betty H. Thomas by deed from Steven W. Adams and wife, Theresa Ann Adams, of record in Book 11746, page 25, said Register's Office.

This conveyance is subject to: (1) All matters appearing on the plan of record in Book 1424, page 58, said Register's Office; (2) Restrictive Covenants of record in Book 1630, pge 349, said Register's Office; and (3) Right of Way Easement of record in Book 5870, page 501, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2827 Colonial Circle, Nashville, TN 37214

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; and we do covenant with the 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 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 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 28th day of October, 2009.

James H. Thomas
James H. Thomas

Bettty R. Thomas
Bettty R. Thomas

BILL GARRETT, Davidson County
Trans:T20090073912 DEEDWARR
Recvd: 10/30/09 11:30 2 pgs
Fees:13.00 Taxes:331.15
20091030-0100310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Thomas and Bettty R. Thomas, 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 this 28th day of October, 2009.

My Commission Expires: 1-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.