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WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 108
BRENTWOOD, TN 37027
PHONE: 615-613-0483

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090078467 DEEDWARR
Recvd: 11/18/09 11:34 3 pgs
Fees:18.00 Taxes:1424.50
20091118-0106172

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50275

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Lennon Tori Shockley 1412 Eastland Ave. Nashville, Tennessee 37206	CityLife Lending Group 121 Suburban Rd 1st Fl Knoxville TN 37923-5588

TAX MAP-PARCEL NUMBERS: 08305038800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William C. Patterson and spouse, Jennifer L. Patterson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Lennon , unmarried and Tori Shockley , unmarried, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 75.0 feet on the easterly 175.0 feet on the north 170.0 feet of Lot No. 8 on the Map of C.F. Ordway's Home Place of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 8 fronts 75.0 feet on the southerly side of Eastland Avenue and runs back between parallel line 170.0 feet to an alley in the rear.

Being the same property conveyed to William C. Patterson and wife, Jennifer L. Patterson by warranty deed from Jessica Easley and husband, James Proffitt, dated March 12, 2007 and recorded on March 26, 2007 of record in Doc. No. 20070326-0036246, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 88, said Register's Office.

This instrument is executed on behalf of Jennifer L. Patterson by William C. Patterson pursuant to a Power of Attorney executed by her on the 12 day of November, 2009 of record in Instrument No. 20091118-0106171, Register's Office for Davidson, County, Tennessee.

This is improved property, known as: 1412 Eastland Avenue, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11 day of November, 2009 .

William C. Patterson

Jennifer L. Patterson By: William C. Patterson, Atty-in-Fact by William C Patterson A/F

State of TENNESSEE
County of DAVIDSON

On this 11th day of November, 2009 , before me the undersigned authority, personally appeared **William C. Patterson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

KRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $385,000.00

Affiant

Sworn and subscribed before me this 13th day of November, 2009

My Commission Expires: 7-25-12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

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 , **William C. Patterson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jennifer L. Patterson** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 11th day of November, 2009

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: William C. Patterson and spouse, Jennifer L. Patterson

TO: James Lennon , unmarried Tori Shockley , unmarried, as joint tenants with right of survivorship

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William C. Patterson, Affiant

Sworn to and subscribed before me this 11th day of November, 2009

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011