THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2009. Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri L. Brady	Regions Bank	MAP 92-13
240 37th Avenue North	2050 Parkway Office Circle	PARCEL 245
Nashville, TN 37209	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Barron Lee Patterson, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terri L. Brady, a single person**

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:

Land in Davidson County, Tennessee, being the most southerly 50 feet of Lot numbers 161 and 162 of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said parts of Lots number 161 and 162 front 50 feet on the easterly margin of 37th Avenue North and extends back between parallel lines, 86 feet to the west line of Lot 10 as shown on the above referenced plan, the same being Lot number 3 in the resubdivision of Lots number 161 and 162.

Being the same property conveyed to Barron Lee Patterson by deed recorded as instrument number 20000601-0054666 said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **240 37th Avenue North, Nashville, TN 37209.**

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 my hand this the 30th day of December, 2009.

Barron Lee Patterson

BILL GARRETT, Davidson County
Trans:T20100001242 DEEDWARR
Recvd: 01/07/10 10:24 2 pgs
Fees:13.00 Taxes:777.00
20100107-0001459

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 **Barron Lee Patterson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of December, 2009.

My Commission expires 1-4-12

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212