Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100015363 DEEDWARR
Recvd: 03/16/10 10:40 2 pgs
Fees:13.00 Taxes:549.45
20100316-0019733

06-1002-73809

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $148,500.00

Affiant

Subscribed and sworn to before me this 12th day of March, 2010.

Notary Public
My commission expires:

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jill Rana Richardson	First Community Mortgage, Inc.	075-07-0-145.00
520 Dutchmans Drive	275 Robert Rose Drive	
Hermitage TN 37076	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rick Patterson and wife, Colleen Patterson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jill Rana Richardson, an unmarried woman**,hereinafter called the Grantees, their successors 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 Lot No. 208, on the Plan of Section 3, Highlands of Tulip Grove, of record in Book 4675, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Randall Raamiah and Cassandra J. Raamiah, husband and wife by deed from Larry J. Grainger and wife, Wilsie A. Grainger, dated December 28, 2001, recorded January 2, 2002, of record in Instrument No. 20020102-0000619, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cassandra J. Raamiah by Quitclaim Deed from David Randall Raamiah, dated June 24, 2005, recorded June 27, 2005, of record in Instrument No. 20050627-0073757, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wilson Bank & Trust by Substitute Trustee's Deed from Robert Evans Lee, Substitute Trustee, dated October 29, 2009, recorded November 6, 2009, of record in Instrument No. 20091106-0102947, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rick Patterson by Special Warranty Deed from Wilson Bank & Trust, dated November 12, 2009, recorded November 16, 2009, of record in Instrument No. 20091116-0105273, for the consideration of $100,000.00, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 520 Dutchmans Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 12th day of March, 2010.

Rick Patterson

Colleen Patterson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rick Patterson and Colleen Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12th day of March, 2010.

Notary Public
State of Tennessee at Large

My Commission expires: 01/12/17

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012