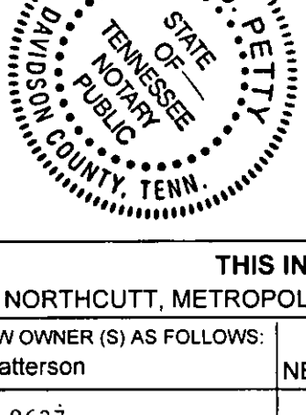
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00 (283900.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2010

Notary Public:

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

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:
James W. Patterson	NEW OWNER	Parcel ID:
P. O. Box 8637		098060B04400CO
Hermitage, TN 37076		

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

Amanda Grizzard Frykberg, f/k/a Amanda L. Grizzard, married

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

James W. Patterson and wife, Martha E. Koger

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 Unit A of Lot 66D on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20051104-0133897 and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, 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 Amanda L. Grizzard, unmarried, by deed from Frank Batson Homes, Inc., of record in Instrument 20070312-0029993, said Register's Office. The said Amanda L. Grizzard is now known as Amanda Grizzard Frykberg.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20051024-0128043; Instrument 20061004-0122802; and Instrument 20051122-0141076, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20051122-0141076; and (3) Utility Easement to TVA of record in Book 1291, Page 99 and Easement of record in Instrument 20060120-0008000, said Register's Office.

Power of Attorney of record in Instrument 20100317-0020004, 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 1302 Waxwing 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 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.

BILL GARRETT, Davidson County
Trans:T20100015575 DEEDWARR
Recvd: 03/17/10 11:11 2 pgs
Fees:13.00 Taxes:1050.43
20100317-0020005

Witness my hand this 15th day of March, 2010.

Amanda L Grizzard Frykberg by Ronald G. Grizzard Atty in Fact

Amanda Grizzard Frykberg
By: Ronald G. Grizzard, Attorney-in-Fact

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, Ronald G. Grizzard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Amanda L. Frykberg as his/her/their Attorney in Fact as the free act and deed of the within named Amanda L. Frykberg.

Witness my hand and official seal at Nashville, Tennessee the 15th day of March, 2010.

My Commission Expires: 11.22.10

Notary Public

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