This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100027801 DEEDWARR
Recvd: 05/10/10 10:37 3 pgs
Fees:18.00 Taxes:703.00
20100510-0035464

ADDRESS NEW OWNER:
Raney Irwin
5713 Sonoma Trace
Cane Ridge, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Prime Lending, A Plains Capital Company
18111 Preston Rd, Suite 900
Dallas, TX 75252

MAP 173-4A
GROUP
PARCEL 320CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas A. Patton, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Raney Irwin**, hereinafter called the GRANTEE, her 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 Lot No. 291 on the Plan of Final Plat Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office, Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas A. Patton, unmarried by deed dated from Yazdian Construction Inc., a Tennessee Corporation of record in Instrument no. 20051228-0155270, Register's Office for Davidson County, Tennessee.

Shauna T. Patton, spouse of Thomas A. Patton, joins in this instrument to convey any and all interest she may have; especially her marital interest.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said (*) heirs and assigns , forever, and, GRANTOR does covenants with the said (*) that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said (*) and 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 **April, 2010.**

(*) GRANTEE, HER

Thomas A. Patton

Thomas A. Patton

Shauna T. Patton

Shauna T. Patton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas A. Patton and wife, Shauna T. Patton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2010.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2010.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.