WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100034492 DEEDWARR
Recvd: 06/07/10 14:25 2 pgs
Fees: 13.00 Taxes: 397.75

20100607-0044089

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~107,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2010

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-8-13

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Charles Sanders, Jr.	Mortgage Investors Group	Parcel ID:
736 Work Drive	8320 E. Walker Springs Ln.	05914017800
Nashville, TN 37207	Knoxville, TN 37923	

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

Sheila Patterson Gardner, Sole Devisee of the Estate of Jesse W. Patterson, Jr., and Lonzetta Patterson, Michael Shawn Patterson, Joseph Aaron Patterson and Andrew Philip Patterson, Sole Heirs of the Estate of Emmanuel Sylvester Patterson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Charles Sanders, Jr.
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 Lot No. 179 on the Revised Plan of a portion of Haynes Manor, Section I, as of record in Book 3700, Page 33, Register's Office for said County.

Said Lot No. 179 fronts 75 feet on the northerly side of Work Drive, and extends back 143.8 feet on the easterly line and 148.4 feet on the westerly line, to a dead line in the rear on which it measures 75.14 feet.

Being the same property conveyed to Jesse W. Patterson and Elizabeth M. Patterson, each unmarried, by deed from W.C. Allen and wife, Irene N. Allen, of record in Book 4162, Page 636, said Register's Office. The said Elizabeth M. Patterson and Martha Elizabeth Patterson being one in the same person. The said Jesse W. Patterson and Jesse W. Patterson, Jr. being one in the same person. The said Martha Elizabeth Patterson died intestate on November 1, 1985, with her brother, Jesse W. Patterson, Jr. being her sole heir. The said Jesse W. Patterson, Jr. died testate on October 6, 2000 (see Probate File No. 00P1958 of record in Probate Court of Davidson County, Tennessee) with his only children, Sheila Patterson Gardner and Emmanuel Sylvester Patterson being his sole devisees. The said Emmanuel Sylvester Patterson died intestate on February 28, 2003, with his wife, Lonzetta Patterson and his sons, Michael Shawn Patterson, Joseph Aaron Patterson and Andrew Philip Patterson being his sole heirs.

This conveyance is subject to Restrictions of record in Book 3829, Page 720; Book 3840, Page 404; and Book 4061, Page 854, 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 Plat Book 3700, Page 33, said Register's Office.

The signature of Lonzetta Patterson, Michael Shawn Patterson, Joseph Aaron Patterson, and Andrew Philip Patterson are signed by their duly appointed Attorney-in-Fact, Sheila Gardner, pursuant to the Power of Attorney of record in Instrument 20100607-0044088, 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 736 Work Drive, Nashville, TN 37207

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 our hands this 1st day of ~~May~~ June, 2010.

Estate of Jesse W. Patterson, Jr.

Sheila Patterson Gardner, Sole Devisee

By: Sheila Patterson Gardner, Sole Devisee

Estate of Emmanuel Sylvester Patterson

Lonzetta Patterson, Sole Heir, by Sheila Gardner, Attorney-in-Fact

By: Lonzetta Patterson, Sole Heir

By: Sheila Gardner, Attorney-in-Fact

Michael Shawn Patterson, Sole Heir, by Sheila Gardner, Attorney-in-fact

By: Michael Shawn Patterson, Sole Heir

By: Sheila Gardner, Attorney-in-Fact

Joseph Aaron Patterson, Sole Heir, by Sheila Gardner, Attorney-in-fact

By: Joseph Aaron Patterson, Sole Heir

By: Sheila Gardner, Attorney-in-Fact

Andrew Philip Patterson, Sole Heir, by Sheila Gardner, Attorney-in-fact

By: Andrew Philip Patterson, Sole Heir

By: Sheila Gardner, Attorney-in-Fact

STATE OF ARKANSAS
COUNTY OF Lonoke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Patterson Gardner, Sole Devisee of the Estate of Jesse W. Patterson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Sole Devisee of the Estate of Jesse W. Patterson, Jr., and as Devisee, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 1st day of ~~May~~ June, 2010.

My Commission Expires: 9/30/2012 Helen M Clark
Notary Public

HELEN M. CLARK COM. EXP. NOTARY PUBLIC 09-30-2012 LONOKE COUNTY, AR

STATE OF ARKANSAS
COUNTY OF Lonoke

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Sheila Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Attorney-in-Fact for Lonzetta Patterson, Michael Shawn Patterson, Joseph Aaron Patterson, and Andrew Philip Patterson, Heirs of the Estate of Emmanuel Sylvester Patterson, the within named bargainer, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Lonzetta Patterson, Michael Shawn Patterson, Joseph Aaron Patterson, and Andrew Philip Patterson, as such Heirs, who are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 1st day of ~~May~~ June, 2010.

My Commission Expires: 9/30/2012 Helen M Clark
Notary Public

HELEN M. CLARK COM. EXP. NOTARY PUBLIC 09-30-2012 LONOKE COUNTY, AR