BILL GARRETT, Davidson County
Trans:T20100041928 DEEDWARR
Recvd: 07/08/10 15:40 2 pgs
Fees:13.00 Taxes:442.15
20100708-0053601

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#817

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sylvia E. Patterson	**First Community Mtg**	**Map 043-02-0-**
236 May Drive	275 Robert Rose Drive	**Parcel 058.00**
Madison, TN 37115	Murfreesboro, TN 37129	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Danny N. Sanders and wife, Carmen G. Sanders,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Sylvia E. Patterson, an unmarried woman,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Farview Subdivision, Section II, of record in Plat Book 3600, page 6, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danny N. Sanders and wife, Carmen G. Sanders by warranty deed dated March 21st, 1986 from Fred M. Driver and wife, Pamela Jo Driver of record in Book 6811, page 879, and affidavit of correction in Instrument No. 20100610-0045036, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2010 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **All matters appearing of record in Book 3600, page 6, said Register's Office.**

This is improved property commonly known as **536 May Drive, Madison, TN 37115.**

|STATE OF TENNESSEE|
|COUNTY OF WILLIAMSON|

The actual consideration or value, whichever is greater for this transfer is $119,500.00.

Sylvia C Patterson
Affiant

Subscribed and sworn to before me this
29 day of June, 2010

Judy Painter-Rose
Notary public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29 day of June, 2010.

Danny N. Sanders
Danny N. Sanders

Carmen G. Sanders
Carmen G. Sanders

|STATE OF TENNESSEE|
|COUNTY OF WILLIAMSON|

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Danny H. Sanders and Carmen G. Sanders**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this 29 day of June, 2010.

Judy Painter-Rose
Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011