Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Martha Swafford 121 Lawrencetown Road Gallatin, TN 37066	Same	07107019100
This instrument prepared by: Bradley Arant Boult Cummings LLP (WLNIII) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

WHEREAS, William Patton, Jr. ("Debtor"/"Grantor"), is the debtor in a certain case pending pursuant to Chapter 11, United States Code, in the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 09-01226 (the "Case"); and

WHEREAS, certain property previously owned by the Debtor, Ricky L. Patton and Timothy L. Patton has passed to and become an asset of Debtor's bankruptcy estate; and

WHEREAS, among the aforesaid assets is the real property located at 214 E. Trinity Lane and known as Map/Parcel No. 07107019100, Nashville, Davidson County, Tennessee and more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference, (the "Property");

WHEREAS, by order of the U.S. Bankruptcy Court for the Middle District of Tennessee entered January 6, 2010 (the "Order"), the Court approved the sale of the Property at public auction;

NOW THEREFORE, for and in consideration of the sum of Fifty-Two Thousand and 00/100 Dollars ($52,000.00) cash in hand paid, the receipt of which is hereby acknowledged, the Debtor, hereby sells, transfers, and conveys unto **MARTHA SWAFFORD** ("Grantee"), her heirs and assigns, to have and to hold forever, all right, title, and interest of said bankruptcy estate in and to the Property. This conveyance is made pursuant to the Order and 11 U.S.C. § 363 (b) and (f) and pursuant thereto is free and clear of deeds of trust, and any redemptive rights other than encumbrances, easements, restrictions or building lines superior in right to the interest of the Trustee hereunder.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $52,00.000.

Affiant

Subscribed and sworn to before me this 15th day of ~~June~~ July, 2010.

Notary Public

My Commission Expires: 8/23/2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. BARBARA KINNINS

BILL GARRETT, Davidson County
Trans: T20100043373 DEEDWARRSP
Recvd: 07/15/10 10:55 5 pgs
Fees: 28.00 Taxes: 192.40
20100715-0055507

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2010 which have been prorated between the parties and assumed by Grantee.

2. All other matters of record in the Register's Office of Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is improved property known as 214 E. Trinity Lane, Nashville, Davidson County, Tennessee

[Signatures on following page]

Executed this 21ST day of June, 2010.

William Patton, Jr.

Ricky L. Patton

Timothy L. Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Wm. L. Norton III the undersigned, a Notary Public in and for said County and State, the within named William Patton, Jr., the bargainor, 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 instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21st day of June, 2010.

Notary Public
My Commission Expires:

WILLIAM L. NORTON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins the undersigned, a Notary Public in and for said County and State, the within named Ricky L. Patton, the bargainor, 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 instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 7TH day of June, 2010.

Notary Public
My Commission Expires: 8/23/2011

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Timmins the undersigned, a Notary Public in and for said County and State, the within named Timothy L. Patton, the bargainor, 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 instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 7th day of July, 2010.



Barbara Timmins
Notary Public
My Commission Expires: 8/23/2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly half of Lot No. 2 on the Map of Trinity Heights, T.W. Crutcher, Trustee's Subdivision of Lot No. 3 of the White Lands, as of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Trinity Avenue and runs back 166 feet, on the westerly line and 164.9 feet, more or less, on the easterly line to an alley, measuring 50 feet thereon.

Being a portion of the same property conveyed to William Patton, Jr., Ricky L. Patton and Timothy L. Patton by deed of record in Book 10196, page 873, said Register's Office.