BILL GARRETT, Davidson County
Trans:T20100044352 DEEDWARR
Recvd: 07/20/10 12:47 3 pgs
Fees:18.00 Taxes:296.00
20100720-0056726

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Walton N. Robinson, et ux
2515 Timwood Drive
Nashville, TN 37204

MORTGAGEE
NONE

SEND TAX BILLS
New Owner

MAP-PARCEL:
053-03-0-172.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dorothy Sue Patton, Joanne Patton Deford, Connie Patton, Mary Michael Murphy Warren, Tracey Hawkins, and Crystal Havely, all the Heirs at Law of Mary Tom Patton, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Walton N. Robinson and wife, Theresa G. Robinson,** 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:

Beginning at a point on the easterly margin of Lawrence Street, the common corner of Lots 225 and 228; thence with the margin of said Street, northerly 140 feet to the beginning of a curve; thence along said curve, northeasterly 15.8 feet to a point on the south margin of 13th Street; thence with the margin of said Street, easterly 59.6 feet to a point, the common corner of Lots 225 and 224; thence with the line between said lots, southeasterly with the line between Lots 225 and 221, to corner of Lot 226; thence westerly, along the northerly line of Lots 226, 227 and 228, 183 feet to the easterly margin of Lawrence Street, the point of beginning.

Being the same property conveyed to Hughie Patton and wife, Mary Tom Patton by deed from Willie L. Nixon and wife, Margaret E. Nixon by deed dated May 3, 1968, and filed of record in Book 4236, page 353, Register's Office for Davidson County, Tennessee. Hughie Patton died on October 23, 1993 leaving Mary Tom Patton as the surviving tenant by the entirety. Mary Tom Patton died on November 4, 2009, leaving the Grantors as her sole Heirs at Law according to the Affidavit of Heirships attached hereto.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1424, Page 67, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **807 13th Street Old Hickory, TN 37138.**

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 7th day of July, 2010.

The Estate of Mary Tom Patton

Dorothy Sue Patton

Joann Patton Deford

Mary Michael Murphy Warren

Tracey Hawkins by Dorothy Patton /ATTY In Fact
By: Dorothy Patton, Attorney-in-Fact

Crystal Havely by Dorothy Patton / ATTY in Fact
BY: Dorothy Patton, Attorney-in-Fact

Connie Patton by Dorothy Patton / ATTY In Fact
BY: Dorothy Patton, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy Sue Patton, Joanne Patton Deford, and Mary Michael Murphy, the bargainor(s) 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 for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2010.

NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy Patton, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney-in-Fact for Connie Patton, Tracey Hawkins, and Crystal Havely and that she as such Attorney-in-Fact executed the within instrument for the purposes therein contained on behalf of Connie Patton, Tracey Hawkins, and Crystal Havely, and executed the same as the free act and deed of Connie Patton, Tracey Hawkins, and Crystal Havely.

Witness my hand and official seal this 8th day of July, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$80,000.00.**

AFFIANT

Subscribed and sworn to before me this 7th day of July, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12