This Instrument Prepared by:

**GEORGE J. DUZANE**
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BILL GARRETT, Davidson County
Trans:T20100055454 DEEDWARR
Recvd: 09/03/10 12:05 3 pgs
Fees:18.00 Taxes:425.50
20100903-0070315

# WARRANTY DEED

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP & PARCEL NO.** |
|---|---|---|
| Roy A. Patterson and June H. Patterson, Trustees of the Roy A. Patterson and June H. Patterson Revocable Living Trust<br>1620 Cahal Ave.<br>Nashville, TN 37206 | Same | 061 15 0 036.00 |

**FOR AND IN CONSIDERATION** of $115,000.00 cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES T. WEHBY, Trustee of the Charles T. Wehby Revocable Living Trust dated December 2, 1997 ("Grantor")**, has bargained and sold, and by these presents does hereby transfer and convey unto **ROY A. PATTERSON and JUNE H. PATTERSON, Trustees for the Roy A. Patterson and June H. Patterson Revocable Living Trust ("Grantees")** and their heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being the westerly 170 feet of Lot 19, as shown on the map entitled Maplewood Home Tract, of record in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot 19 fronts 80.5 feet on the easterly side of Baxter Avenue and runs with the southerly margin on McIver Street 170 feet to a dead line measuring 88 feet, more or less, thereon.

BEING the same property conveyed to Charles T. Wehby, Trustee of the Charles T. Wehby Revocable Living Trust dated 12/2/97 by Warranty Deed from Noel F. Bean dated August 6th, 2010 and of record in Instrument No. 20100816-0063021 Register's Office for Davidson County, Tennessee.

This is improved property known as 3930 Baxter Avenue, Nashville, Davidson County, Tennessee 37216.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that he is lawfully seized and possessed of the Property 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, assigns and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my hand this 1ST day of September, 2010.

Charles T. Wehby

**CHARLES T. WEHBY, Trustee of the Charles T. Wehby Revocable Living Trust dated December 2, 1997**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **CHARLES T. WEHBY, Trustee of the Charles T. Wehby Revocable Living Trust dated December 2, 1997,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of September, 2010.

**NOTARY PUBLIC**

My Commission Expires: 5/2/11

GEORGE J. DUZANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The actual consideration or value whichever is greater for this transfer is $115,000.00.

**AFFIANT**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Sworn to and subscribed before me this 1st day of Sept, 2010.

**NOTARY PUBLIC**

My Commission Expires: _____

GEORGE J. DUZANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.