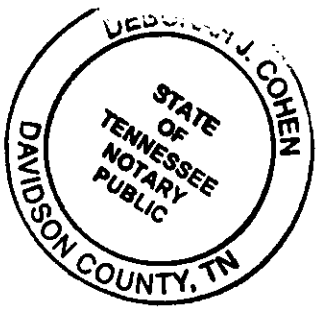


STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAURA PAYNE EVANS	SAME	**063-16-0A-073.00 CO**
(NAME) **1705 AARONWOOD DRIVE**	(NAME)	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100081633 DEEDWARR
Recvd: 12/29/10 10:31 2 pgs
Fees:13.00 Taxes:499.50
20101229-0103214

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICK DAVID CATE AND WIFE, JOY A. CATE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA PAYNE EVANS,** HEREINAFTER CALLED THE GRANTEE, HER 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. 112 on the Plan of Hampton Park of record in Plat Book 6900, page 405, amended in Plat Book 6900, page 550-552, corrected in Book 7461, page 445, surveyor's certificate of correction in Book 8110, page 401, and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick David Cate from Gary R. Nier and wife, Leslie E. Nier by deed dated October 31, 1997 of record in Book 10672, page 568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 6900, page 405, amended in Book 6900, page 550-552, corrected in Book 7461, page 445, surveyor's certificate of correction in Book 8110, page 401, and amended in Book 8181, page 112, said Register's Office; Declaration of covenants, conditions and restrictions of record in Book 7351, page 852 and amended in Book 7451, page 739 and Book 8336, page 393, said Register's Office; Charter of Hampton Park Homeowners Association of record in Book 8517, page 762 and amended in Book 8833, page 216, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, page 740, Book 11030, page 743 and Book 11030 page 785, said Register's Office and any and all other easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1705 AARONWOOD DRIVE, OLD HICKORY, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of December, 2010.

PATRICK DAVID CATE

JOY A. CATE

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 **Patrick David Cate and Joy A. Cate,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of December, 2010.

My commission expires: **AUGUST 23, 2011**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN