This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $337,500.00.

Affiant

Subscribed and sworn before me this the 27th day of May, 2011.

Notary Public
My commission expires: 9-8-13

BILL GARRETT, Davidson County
Trans:T20110033060 DEEDWARR
Recvd: 06/03/11 08:49 2 pgs
Fees:13.00 Taxes:1248.75
20110603-0042414

WARRANTY DEED

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:
Peggy O Maguire
3605 Central Avenue
Nashville, TN 37205

Send Tax Bill to:
New Owner

Tax Information:
104-5-303

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM S PATTERSON AND JANET YOUNG, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PEGGY O MAGUIRE, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot 126, all of Lot No. 128 and the easterly 10 feet of Lot No. 130 on the Map of Richland Realty Company's Second Subdivision, Division "B", of Record in Book 332, page 92 Register's Office for said county.

Being the same property conveyed to William Starnes Patterson by Executors Special Warranty deed from the Estate of Martha Patterson Brown of record in Instrument No. 20090518-0045355, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3605 Central Avenue, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 27th day of May, 2011.

William S Patterson

Janet Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William S Patterson and Janet Young, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2011.

My commission expires: 09/09/14

Notary Public

