BILL GARRETT, Davidson County
Trans:T20110039284 DEEDWARR
Recvd: 06/30/11 12:53 2 pgs
Fees:13.00 Taxes:495.80
20110630-0050166

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

P-53-11-0097

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Radcliff	Fifth Third Mortgage Company	
97 Antioch Pike (ADDRESS)	5001 Kingsley Drive MD:1MOCBQ (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	13304001200

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRY RANDALL PATTERSON AND WIFE, JAMIE DIANE PATTERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES EDWARD RADCLIFF AND WIFE, TERI BROWDER-RADCLIFF, hereinafter called the Grantee(s), their heirs and assigns, that 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. 230 on the Plan of GLENCOE ACRES, SECTION II, of record in Plat Book 1835, Page 136, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to TERRY RANDALL PATTERSON AND JAMIE DIANE LEE by Deed from N. C. COOPER ET UX CLIO DRAPER COOPER, dated 03/11/1977 and filed for record on 03/15/1977 in Book 5124, Page 311, Register's Office for DAVIDSON County, Tennessee. Said Terry Randall Patterson and Jamie Diane Lee having since married and Jamie Diane Lee is now known as Jamie Diane Patterson.

This conveyance is subject to any and all easements and restrictions shown of record including those listed in Plat Book 1835, page 136, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 97 ANTIOCH PIKE, NASHVILLE, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 21st day of June, 2011.

Terry Randall Patterson by Jamie Diane Patterson attorney in fact
Terry Randall Patterson by Jamie Diane Patterson, attorney-in-fact

Jamie Diane Patterson
Jamie Diane Patterson

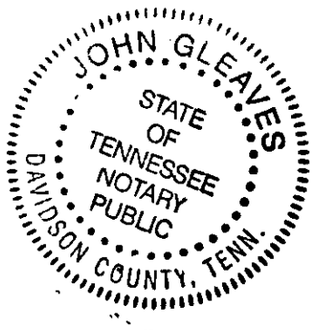
STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 21st day of June, 2011, before me personally appeared Jamie Diane Patterson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of June, 2011.

Notary Public

My Commission Expires: 5-2014



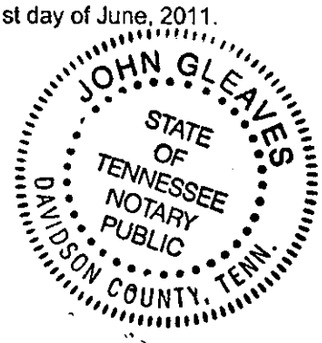
STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 21st day of June, 2011, before me personally appeared Jamie Diane Patterson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terry Randall Patterson and who acknowledged he/she/they executed the same as the free act and deed of the said Terry Randall Patterson.

Witness my hand and official seal, this the 21st day of June, 2011.

Notary Public

My Commission Expires: 5-2014



RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959