K 1533

WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $ 1.00
One and no/100 DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Louis L. Patterson and wife, Lena C. Patterson

have bargained and sold, and by these presents do transfer and convey unto the said Clement J. Vadnais and wife, Magdalene T. Vadnais, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lots Nos. 36 and 37 on the Map of T. I. Ward's Re-Subdivision of certain Lots in Williams & Hayes' Company Belleview Plan, as of record in Book 974, page 48, Register's Office for said County.

Said Lots Nos. 36 and 37 adjoin and front together 135 feet on the southerly side of Blue Ridge Drive, formerly Peachtree Street and run back between lines, 200 feet on the westerly line of Lot No. 37 and 206 feet on the easterly line of Lot No. 36, along the westerly margin of Jewell Street, to a dead line in the rear, measuring 90.9 feet thereon, save and except a small triangle out of the northeast corner of Lot No. 36 taken for a curve where Jewell Street intersects Blue Ridge Drive or Peachtree Street, as shown on said plan.

Being property conveyed to Louis L. Patterson and wife, Lena Patterson, by two deeds, from T. I. Ward and wife, of record in Book 1101, page 107, and from Josephine Sanders Ward, of record in Book 1097, page 328 said Register's Office, the said Louis L. Patterson and Louis L. Patterson being the one and same person.
This conveyance is made subject to Restrictions in Book 1101, page 107, and in Book 1097, page 328, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clement J. Vadnais and wife, Magdalene T. Vadnais, their heirs and assigns, forever.

And we do covenant with the said Clement J. Vadnais and wife, Magdalene T. Vadnais 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. Purchaser assumes and agrees to pay 1947 taxes.

And We, Louis L. Patterson and wife, Lena C. Patterson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clement J. Vadnais and wife, Magdalene T. Vadnais, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 28 day of Aug, 1947.

Louis L. Patterson

Lena C. Patterson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John U. Wilson, a Notary Public in and for said County and State, the within named Louis L. Patterson and wife, Lena C. Patterson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28 day of Aug, 1947.

Commission expires Jan 8, 49

John U. Wilson
Notary Public

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