K 1727

For and in consideration of the sum of -----$10.00----- DOLLARS

----------TEN AND No/100----------

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, GEORGE A. PATTON AND WIFE, NANALOU PATTON have bargained and sold, and by these presents do transfer and convey unto the said JAMES DOUGLAS GARDNER AND WIFE, RACHEL H. GARDNER THEIR 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. 12 OF BLOCK "E" ON THE SECOND REVISED PLAN OF HIGHLANDS OF BELLE MEADE No. 2, AS OF RECORD IN BOOK 1130, PAGES 71 AND 72, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF BROOKFIELD AVENUE, AT THE CORNER OF LOTS NOS. 11 AND 12; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 200 FEET TO THE CORNER OF LOTS NOS. 11, 12, 13 AND 14; THENCE WITH THE LINE BETWEEN LOTS NOS. 12 AND 13, EASTWARDLY 101 FEET TO THE WESTERLY MARGIN OF CROSS HILL ROAD; THENCE WITH SAID ROAD, SOUTHWARDLY 180 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A SOUTHWESTERLY DIRECTION 31.42 FEET TO THE NORTHERLY MARGIN OF BROOKFIELD AVENUE; THENCE WITH SAID AVENUE, WESTWARDLY 81 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GEORGE A. PATTON BY DEED FROM OWEN A. SNYDER, OF RECORD IN BOOK 1645, PAGE 335, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES DOUGLAS GARDNER AND WIFE, RACHEL H. GARDNER THEIR heirs and assigns, forever.

And WE do convenant with the said JAMES DOUGLAS GARDNER AND WIFE, RACHEL H. GARDNER, 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.

And WE, GEORGE A. PATTON AND WIFE, NANALOU PATTON do further convenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES DOUGLAS GARDNER AND WIFE, RACHEL H. GARDNER, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 25TH day of JUNE, 1949

George A. Patton

Nanalou Patton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. R. Kavanaugh, a Notary Public in and for said County and State, the within named GEORGE A. PATTON AND WIFE, NANALOU PATTON

the bargainors, 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 office, this 25TH day of JUNE, 1949

Commission expires April 14 1951

L. R. Kavanaugh
Notary Public

65783

WARRANTY DEED

FROM
GEORGE A. PATTON AND WIFE,

NANALOU PATTON

TO
JAMES DOUGLAS GARDNER AND WIFE,

RACHEL H. GARDNER

KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
27 day of JUN 1949 A.D.
at 11 o'clock A.M.
Noted in Book 67 Page 140
Recorded in Book Page
Recording Fee $.45
FELIX Z. WILSON, Register
Dept. Reg.

13 doc

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