For and in consideration of the sum of ($5.00) -

FIVE AND NO/100 - DOLLARS

cash in hand paid by Charlie Claude Patterson and wife, Pauline Wallace Patterson, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and the further consideration that grantees herein do hereby assume and agree to pay the balance due on a note secured by a deed of trust executed by Sam Kelton, Jr. and wife, Dorothy Frances Kelton to Albert H. Thomas, Trustee, of record in Book 1479, page 497, Register's Office for Davidson County, Tennessee, we, Sam Kelton, Jr. and wife, Dorothy Frances Kelton

have bargained and sold, and by these presents do transfer and convey unto the said Charlie Claude Patterson and wife, Pauline Wallace Patterson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 4 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, of the Register's Office for said County.
Said Lot No. 4 fronts 50 feet on the northerly side of Cleveland Street, formerly Joy Avenue, and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Sam Kelton, Jr. and wife, Dorothy Frances Kelton, by deed from S. S. Kelton and wife, of record in Book 1473, page 298, said Register's Office.

Taxes for 1949 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie Claude Patterson and wife, Pauline Wallace Patterson, their heirs and assigns, forever.

And we do covenant with the said Charlie Claude Patterson and wife, Pauline Claude Patterson 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., except as herein stated.

And we, Sam Kelton, Jr. and wife, Dorothy Frances Kelton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie Claude Patterson and wife, Pauline Wallace Patterson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of July, 1949

Sam Kelton Jr.
Sam Kelton, Jr.

Dorothy Frances Kelton
Dorothy Frances Kelton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named Sam Kelton, Jr. and wife, Dorothy Frances Kelton

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 30th day of July, 1949

Commission expires April 30, 1950

Ross V. Dunn
Notary Public

69351 ✓

WARRANTY DEED

FROM

SAM KELTON, JR. ET UX

TO

CHARLIE CLAUDE PATTERSON, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day AUG 1949
at 12:13 o'clock P M.
Noted in Book 70 Page 112
Recording Fee $1.50
JOHN Z. WILSON, Register
C. McKinley Dpt. Reg.

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ROSS V. DUNN, ATTY