1976

WARRANTY DEED — Form 1092 — Published by Tennessee Title Company

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

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Howard B. Wilcher of the balance of an indebtedness in the amount of $5866.96 secured by a deed of trust, on the property herein conveyed, executed by Howard M. Patterson and wife, to Marvin K. Barry, Trustee, of record in book 1837, page 499, Register's Office for Davidson County, Tennessee, to secure Commerce Union Bank one note dated May 1, 1950, for $6000.00, with interest at 4½% per annum, both principal and interest payable $33.36 monthly, beginning June 1, 1950, final payment May 1, 1975; and the said Howard B. Wilcher agrees to assume the balance of a second mortgage in the amount of $749.16 secured by a deed of trust, on the property herein conveyed, executed by Howard M. Patterson and wife, to Marvin K. Barry, Trustee, of record in book 1837, page 469, Register's Office for Davidson County, Tenn., to secure Commerce Union Bank one note for $850.00 and future advances, with interest at 4% per annum, both principal and interest payable $8.61 monthly.

We, Howard M. Patterson and wife, Laverne K. Patterson have bargained and sold, and by these presents do transfer and convey unto the said Howard B. Wilcher his 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 Map of Glenrose Subdivision, as of record in book 1424, page 142, Register's Office for said County.

Said lot No. 4 fronts 105 feet on the southerly side of Glenrose Avenue and runs back between lines, 163.4 feet on the westerly line and 162.7 feet on the easterly line to a dead line in the rear on which it measures 86 feet.

Being the same property conveyed to Howard M. Patterson and wife, Laverne K. Patterson by deed from Woodbine Homes, Inc., of record in book 1846, page 3, said Register's Office.
Subject to restrictions and easement of record in book 1785, page 365, and also in book 1811, page 606, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard B. Wilcher his heirs and assigns, forever.

And we do covenant with the said Howard B. Wilcher 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, Howard M. Patterson and wife, Laverne K. 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 Howard B. Wilcher his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29 day of May 1951.

Howard M. Patterson

Laverne K. Patterson

STATE OF TENNESSEE }
Davidson County

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named Howard M. Patterson and wife, Laverne K. Patterson 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 Nashville, Tennessee, this 29 day of May 1951.

Commission expires Oct. 23, 1951

Ethelyne Tatom
Notary Public

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