For and in consideration of the sum of $ 10.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - TEN & no/100 - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by William N. Woodard and wife, Stella B. Woodard, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Merrill L. Patterson and Edgar M. Richards

have bargained and sold, and by these presents do transfer and convey unto the said William N. Woodard and wife, Stella B. Woodard, 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. 17 of Block D on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Merrill L. Patterson and Edgar M. Richards by deed from Fred C. Richards, of record in Book 2144, page 327, Register's Office for Davidson County, Tennessee.
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 William N. Woodard and wife, Stella B. Woodard, their heirs and assigns, forever.

And we do covenant with the said William N. Woodard and wife, Stella B. Woodard 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, Merrill L. Patterson and Edgar M. Richards do further covenant and bind oursevles, our heirs and representatives, to warrant and forever defend the title to the said land to the said William N. Woodard and wife, Stella B. Woodard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of December, 194_ 53

Merrill L. Patterson
Merrill L. Patterson

Edgar M. Richards
Edgar M. Richards

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, C. W. Lillard, a Notary Public in and for said County and State, the within named Merrill L. Patterson and Edgar M. Richards 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 31st day of December, 19 53

Commission expires July 7, 19[illegible]

C. W. Lillard
Notary Public