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Being Lot No. 21 on the Map of Eastland Acres, Section 1, as of record in Book 2133, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Southern Homesites, Inc., by deed from Emma Vaughn Kerr, a widow, of record in Book 2276, page 231, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2284, page 612, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 103, which shows an Owner's Certificate, certain easements and set-back lines.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Wilbert C. Patterson and wife, M. Estelle Patterson, their heirs and assigns, forever.

And Southern Homesites, Inc., does in covenant with the said Wilbert C. Patterson and wife, M. Estelle Patterson, that it is lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and the same is unencumbered.

And Southern Homesites, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Wilbert C. Patterson and wife, M. Estelle Patterson, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Southern Homesites, Inc., has caused this instrument to be executed by its duly authorized officers on this 16th day of July, 1954.

ATTEST:

By: H. Paul Griffin
Secretary

SOUTHERN HOMESITES, INC.

By: Edwin Hoobehill
Vice President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [redacted], a Notary Public in and for said County and State, the within named [redacted], with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at [redacted], Tennessee, this [redacted] day of [redacted], 19[redacted].

Commission expires [redacted]

Notary Public

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