K 3102

WARRANTY DEED **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/100 - DOLLARS ($10.00),

cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged.

Daniel Patterson and wife, Opal Patterson

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

J. M. Hewitt and J. T. Murphree

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 in the division of Lot No. 5, (the Addison Cooper Lands) on the Plan of Riverwood Estate, of W. F. Cooper deceased, as of record in Plan Book 2, page 133, Chancery Court at Nashville, said division not being of record, described according to a survey made by Cantrell, Connell and Morrison, Engineers, March, 1959, as follows:

Beginning on the southwesterly margin of Cooper Lane, at the northeast corner of the property conveyed to City of Nashville, acting by and through the Electric Power Board of said City, by deed from Donald Mayberry and Earl Mayberry, of record in Book 2202, page 335, Register's Office for said County; thence with the southwesterly margin of said Lane on a curve with a radius of 425 feet, southeastwardly 190.5 feet to an iron pin; thence South 45 deg. 50 min. West 160.9 feet to an iron pin; thence north 27 deg. 32 min. West 164 feet to a concrete monument the southeast corner of said City property; thence with the southeasterly line of said City property, North 33 deg. East 105.24 feet to the beginning.

Being the same property conveyed to Daniel Patterson and wife, Opal Patterson by deed from J. M. Hewitt and J. T. Murphree, of record in Book _____, page _____, said Register's Office.

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 22nd day of July, 1960

Daniel Patterson

Opal Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M. D. Hunt, a Notary Public in and for the State and County aforesaid, personally appeared the within named Daniel Patterson and wife, Opal Patterson, 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, the 22 day of July, 1960

M. D. Hunt
Notary Public

My commission expires:
My Commission Expires August 16, 1960

WARRANTY DEED
From
Daniel Patterson et ux 95897
To
J. M. Hewitt et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
JAMES P. WILSON, Register

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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