BK 3284

WARRANTY DEED TOM S. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2584, page 261 : Book , page , Register's Office for Davidson County, Tennessee.

Robert B. Patterson, Jr., and wife Gloria A. Patterson

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto John E. Kelley and wife, Ina T. Kelley

hereinafter called the Buyer, his heirs, successors 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 Patricia Heights, Section I, of record in Book 2331, page 130 and 131, Register's Office for said County.

Said Lot No. 4 fronts 70 feet on the south side of Harold Drive and runs back between lines 394.3 feet on the west line and 369.3 feet on the east line to a dead line in the rear, on which it measures 134 feet.

Being the same property conveyed to Robert B. Patterson, Jr., and wife, Gloria A. Patterson by deed from A & C Homes, Inc. of record in Book 2636, page 459, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

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

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness hand this 10 day of Oct. 19 61.

x Robert B Patterson Jr
x Gloria A. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. L. Waller, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert B. Patterson, Jr. and wife Gloria A. Patterson the bargainor(s), 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 Nashville, Tennessee, this the 10 day of Oct 19 61.

R. L. Waller
Notary Public

My Commission Expires May 11, 1965

My commission expires:

62587

WARRANTY DEED

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