BK 3644

**WARRANTY DEED** The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00 ),

Cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged and as a further part of the total consideration for this conveyence the grantees herein, by the acceptance of this deed, assume and agree to pay the unpaid balance, of an indebtedness, evidenced by a note dated August 5, 1963, and secured by a Deed of Trust, of record in Book 3624, Page 621, Register's Office for Davidson County, Tennessee.

We, JOSEPH C. DENNISTON AND WIFE, DOROTHY M. DENNISTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MELDON E. PATTERSON AND WIFE, CHARLOTTE E. PATTERSON

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 Lot No. 173, on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said county.

Said Lot No. 173 fronts 111 feet on the westerly side of Fairway Drive and runs back 182.9 feet on the northerly line and 210.7 feet on the southerly line, to a dead line in the rear, measuring 111 feet thereon.

Being the same property conveyed to Joseph C. Denniston and wife, Dorothy M. Denniston, by deed from Kirk E. Turner and wife, Ruth Beard Turner, of record in Book 3611, Page 629, 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 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. except as set out above and restrictions of record.

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 25th day of Sept., 1963

Joseph C. Denniston

Dorothy M. Denniston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named JOSEPH C. DENNISTON AND WIFE, DOROTHY M. DENNISTON

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 25th day of Sept., 1963

My commission expires: Notary Public

WARRANTY DEED

From J. C. Williamson Est.

To W. A. Patterson Etux

91272

REGISTER'S OFFICE OF TENNESSEE DAVIDSON COUNTY

Received for record OCT 30 1963 A.D. at 11:11 o'clock

Recorded in Book 3644 Page 563

Recording Fee $2.00

Deputy Reg.

PG 563