WARRANTY DEED TTC 167312

For and in consideration of the sum of TEN * DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 29, 1959, in the original principal sum of $15,500.00, payable to Guaranty Mortgage Company in monthly installments of $93.00, including interest at 5¼% per annum, said note being secured by a deed of trust executed by William Brandon Davis and wife, to Herschel Greer, Trustee, of record in Book 2977, page 551, Register's Office for Davidson County, Tennessee,

WILLIAM BRANDON DAVIS and wife, BETTY C. DAVIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEON PATTERSON and wife, EVELYN O. 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:

Being Lot No. 26 on the Plan of Caldwell Country Estates, Section I, as of record in Book 2663, pages 68 and 69, Register's Office for said County.

Said Lot No. 26 fronts 80 feet on the northeasterly side of Salem Drive and runs back between parallel lines 228.4 feet to a dead line in the rear.

Being the same property conveyed to William Brandon Davis and wife, Betty C. Davis by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 2930, page 31, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 1788, page 108, and in Book 2802, page 369, both in 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., except as shown above, and for 1964 taxes which have been assumed by the Buyers.

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 20th day of January, 1964.

Betty C. Davis (signature) — Betty C. Davis

William Brandon Davis (signature) — William Brandon Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ______________, a Notary Public in and for the State and County aforesaid, personally appeared the within named ______________

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 ______________, Tennessee, this, the ________ day of ______________, 19 ____

My commission expires: ______________ Notary Public