17338

WARRANTY DEED

FROM

ROBERT E. BAKER, TRUSTEE

TO

BENJAMIN L. PATTERSON, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5th day of MAR A.D. 1964 at 10:56 o'clock A M.
Noted in Book 105 Page 245
Recorded in Book ___ Page ___
Recording Fee $ 2.00
___ , Register
By ___ Deputy Reg.

[redacted]

PEDIGO & SAINDON

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. ____
SEND TAX NOTICES TO: ____
ADDRESS: ____

For and in Consideration of the sum of TEN AND NO/100 ($10.00) - DOLLARS and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Robert E. Baker, Trustee have bargained and sold, and by these presents do transfer and convey unto the said Benjamin L. Patterson and wife, Mai G. Patterson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and being a part of the John Cook Lands, as of record in Book 45, pages 765 and 766, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on November 12, 1963, and amended on December 7, 1963, and shown as Tracts Nos. 10 and 11 on said survey, described as follows, to-wit:

Beginning at a point in the northerly margin of John Hager Road; said point being the southwest corner of Tract No. 10 and the southeast corner of Tract No. 9; thence north 2 deg. 30' east 801.0 feet to an iron pin; thence south 85 deg. 10' east 300.8 feet to an iron pin; thence south 2 deg. 30' west 785.0 feet to an iron pin in the northerly margin of John Hager Road; thence in a westerly direction along the northerly margin of John Hager Road 300.0 feet to the point of beginning and containing 5.6 acres, more or less.

Being part of the same property conveyed to Robert E. Baker, Trustee, by deed from Eugene Brown, et als, of record in Book 3673, page 189, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to a TVA easement of record in Book 1255, page 347, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to a restriction that if a residence is constructed on said property it must contain at least 600 square feet of livable floor area.