WARRANTY DEED

BOOK 3797 PAGE 568

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Patterson and wife, Evelyn Patterson	James E. Patterson and wife, Evelyn Patterson	Forest Hills
Tynewood Drive (STREET ADDRESS OR ROUTE NUMBER)	Tynewood Drive (STREET ADDRESS)	No. 17250
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Patterson & Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox, *have bargained and sold, and by these presents do transfer and convey unto the said* James E. Patterson and wife, Evelyn Patterson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 267 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, pages 89 and 90, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Tynewood Drive at the common corner of Lots Nos. 266 and 267; thence with the line between said two lots, southerly 387.1 feet to a point; thence north 76° 40' west 278.0 feet to the easterly margin of Skymont Drive; thence with same, northerly 362.6 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 39.3 feet to the southerly margin of Tynewood Drive; thence with the same, easterly 172.8 feet to the point of beginning.

Being the same real property conveyed to Patterson & Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox, by deed from Robert P. Sherman and wife, dated July 31, 1963, filed October 15, 1963, and recorded in Book 3642, page 501, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 3069, Page 566, Register's Office for Davidson County, Tennessee; Owner's Certificate, 10 foot easement for public utilities along the southerly line of premises, anchor easement at the northeast corner of premises and on westerly line of premises, 125 foot building setback line from Tynewood Drive and a 75 foot building setback line from Skymont Drive, as shown on plan of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee.

BOOK 3797 PAGE 569

unimproved ( )
This is improved (X) property, known as Tynewood Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Patterson and wife, Evelyn Patterson, their *heirs and assigns, forever.*

And we *do covenant with the said* James E. Patterson and wife, Evelyn Patterson *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above set forth and taxes for the year 1964, subject to which this conveyance is executed.

And we, Patterson & Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James E. Patterson and wife, Evelyn Patterson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27 *day of* July, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PATTERSON & FOX CONSTRUCTION COMPANY
BY: James E. Patterson, Partner

BY: Cecil F. Fox
Cecil F. Fox, Partner

BOOK 3797 PAGE 570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named James E. Patterson and Cecil F. Fox, partners, doing business as Patterson & Fox Construction Company,

the bargainors, 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 27 day of July, 1964.

..., Notary Public.

Commission Expires June 22 1967.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., 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....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

BOOK 3797 PAGE 571

STATE TAX $ 45.00
PROBATE .50
TOTAL $ 45.50

AUG 5 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 5 1964
CT

30,000 Value
See Ref
45.00 Rec
11 N Shelby
POV

Returned to M.T.Co.
R. 179600
#20,000

WARRANTY DEED

FROM

Patterson & Fox Construction Company

TO

James E. Patterson et ux

44859

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 5 9 15 AM '64

NOTED: BOOK 109 PAGE 637
RECORDING FEE $2.00
DEP. REG. _____

Guaranty
Kansas City
Am
S. W
NASH

645991

200