BOOK 3882 PAGE 474

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Irvin R. Levinson (NAME)	Mr. Irvin R. Levinson (NAME)	8D-73850
6631 Clearbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	6631 Clearbrook Drive (STREET ADDRESS)	Map 129-6
Nashville, Tennessee. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 64 113

For and in Consideration of the sum of Ten and No/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid by Irvin R. Levinson and wife, Helena B. Levinson, and other good and valuable consideration, accepted as cash, the receipt of all 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* Irvin R. Levinson and wife, Helena B. Levinson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 8th Civil District of said County and State, being lot No. 99 on the Plan of West Meade Park, Section One, of record in book 2900, pages 103 and 104, Register's Office for said County, described as follows:

Beginning at an iron pin on the northwesterly margin of Fox Hollow Road at the common corner of lots Nos. 99 and 100 of said subdivision; thence with the line between said two lots northwesterly 200 feet to a concrete monumnet at the common corner of lots Nos. 99, 100 and 104, of said subdivision; thence with the line between said lots Nos. 99 and 104 southwesterly 212.9 feet to an iron pin on the northeasterly margin of Clearbrook Drive; thence with the northeasterly margin of Clearbrook Drive southeasterly 176 feet to a concrete monument at the beginning of a curve; thence around a curve to the left, having a radius of 25 feet easterly 39.3 feet to a concrete monument on the northwesterly margin of Fox Hollow Road; thence with the northwesterly margin of Fox Hollow Road northeasterly 187 feet to the 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 West Meade Park Corporation, of record in book 3830, page 58, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utility purposes along the northwesterly line of premises, overhang easements across the southeasterly part and the westerly part of premises, 100-foot building setback line from Clearbrook, and 40-foot building setback line from Fox Hollow Road, and conditions of owners certificate, as shown on plan of record in book 2900, pages 103 and 104, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in an instrument of record in book 3102, page 381, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 6631 Clearbrook Drive (House Number) (Street) Nashville, Tennessee 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 Irvin R. Levinson and wife, Helena B. Levinson, their *heirs and assigns, forever.*

And we *do covenant with the said* Irvin R. Levinson and wife, Helena B. Levinson *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 taxes for 1965 prorated and assumed by purchaser.

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* Irvin R. Levinson and wife, Helena B. Levinson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* April, *19* 65, *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
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *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 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* 21st *day of* April, *19* 65

Alice M. McMahon, *Notary Public.*

Commission Expires April 25, 1966

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.....

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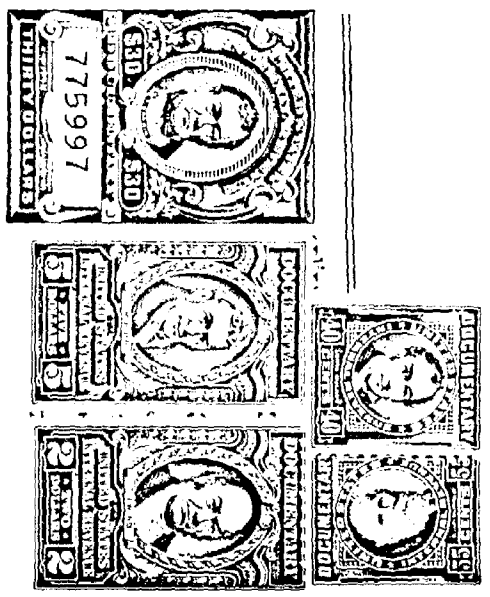
STATE TAX $ 51.25
PROBATE .50
TOTAL $ 52.25

APR 21 1965

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

PAID APR 21 1965

CT



77402

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 21 3 34 PM '65

NOTE BOOK 111 PAGE 426
RECORDING FEE $ 2.50
DEP. REG. ---

J-18216
$4,500.00, GOVT. TITLE

WARRANTY DEED

FROM

PATTERSON & FOX CONSTRUCTION CO.

TO

IRVIN R. LEVINSON, ET UX.