WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Vienneau et ux	Guaranty Mortgage Company of Nashville	F.H.18210
2001 Otter Valley Lane (NAME) East Ashland Drive	316 Union Street (NAME) East Ashland Drive	MAP 145-09
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	PAR 8
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

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 to us paid by JAMES F. VIENNEAU and wife, JOAN M. VIENNEAU, 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 F. VIENNEAU and wife, JOAN M. VIENNEAU, 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. 31 on the Plan of Otter Creek Hills, of record in Book 2900, pages 110 and 111, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of East Ashland Drive at the corner of Lots 31 and 32; thence eastwardly with said Drive, 82.7 feet to a monument; thence around a curve in a northerly direction 37.6 feet to a monument in the westerly margin of Otter Valley Lane; thence northerly with said Lane, 250 feet to the corner of Lots Nos. 30 and 31; thence westerly with the dividing line of these lots, 325 feet to a point in the easterly line of Lot No. 32; thence southeasterly with the dividing line of Lots Nos. 31 and 32, 361 feet to the point of beginning.

Being the same real property conveyed to James E. Patterson and Cecil F. Fox, partners, DBA Patterson and Fox Construction Company, dated February 23, 1965, filed March 18, 1965, and recorded in Book 3871, page 231, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 3255, page 387, Register's Office for Davidson County, Tennessee; Owner's Certificate, anchor easements, 75 foot building setback line from Otter Valley Lane, and a 100 foot building setback line from East Ashland Drive, as shown on Plan of record in Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee.

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

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 F. VIENNEAU and wife, JOAN M. VIENNEAU, their heirs and assigns, forever.

And we do covenant with the said JAMES F. VIENNEAU and wife, JOAN M. VIENNEAU 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 by restrictive covenants; Owner's Certificate, easements and setback line as hereinabove set forth, and taxes for the year 1965, which have been prorated and assumed by the Grantees, subject to which this conveyance is executed.

And PATTERSON & FOX CONSTRUCTION COMPANY, a partnership composed of JAMES E. PATTERSON & 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 F. VIENNEAU and wife, JOAN M. VIENNEAU, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 21st day of June, 1965

PATTERSON & FOX CONSTRUCTION COMPANY

BY: Cecil F. Fox
PARTNER

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named CECIL F. FOX, one of the partners of PATTERSON & FOX CONSTRUCTION COMPANY,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 1965.

A. M. Tenison, Notary Public

Commission Expires February 16, 1969

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
Davidson County

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

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

STATE TAX .57.75
PROBATE
TOTAL 58.25

R. E. [illegible]RALL
CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 23 1965

WARRANTY DEED

FROM

PATTERSON & FOX CONSTRUCTION COMPANY

TO

JAMES F. VIENNEAU ET UX

GUARANTY MORTGAGE CO. OF NASHVILLE

8 6 1 0 1

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 23 1 08 PM '65

RECORDING FEE $ 2.00

DEP. REG. C

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