BOOK 3952 PAGE 183

This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary S. Brown (NAME)	First and Mid-South Mortgage Co. (NAME)	MAP 61-11
904 Matthews Avenue (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	PAR 26
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 by Mary S. Brown, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

We, Holland E. Patterson, Jr., and wife, Elna A. Patterson

have bargained and sold, and by these presents do transfer and convey unto the said Mary S. Brown, legally separated

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Curley Manor, as of record in Book 1835, page 73, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 74 feet on the southerly side of Matthews Street and runs back 151.5 feet on the easterly line and 143 feet on the westerly line to a dead line at the rear on which it measures 64 feet.

BEING the same property conveyed to Holland E. Patterson, Jr., and wife, Elna A. Patterson, by deed from R. W. Cravens Company, Inc., of record in Book 2800, page 535, Register's Office for Davidson County, Tennessee.

Conveyance of the property is subject to restrictive covenants of record in Book 784, page 27 and Book 2012, page 197, said Register's Office, and the Plan of record in Book 1835, page 73, said Register's Office, showing an owner's certificate, a 30-foot minimum building setback line from Matthews Drive, and a 20-foot easement for public utility purposes along the rear line of said lot.

This is { unimproved / improved } property, known as ..... (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 Mary S. Brown, legally separated her *heirs and assigns, forever.*

And we *do covenant with the said* Mary S. Brown *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 for current taxes and as noted above.

And we, Holland E. Patterson, Jr., and wife, Elna A. Patterson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary S. Brown, legally separated, her *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* S *this* 26 *day of* October, *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.*

Holland E. Patterson Jr.
HOLLAND E. PATTERSON, JR.

Elna A. Patterson
ELNA A. PATTERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Holland E. Patterson, Jr., and wife, Elna A. Patterson

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 26 day of October, 1965.

[illegible], Notary Public.

Commission Expires Jan. 28 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.....

9,750

1st & McD. Smith

WARRANTY DEED

FROM

Holland E. Patterson, Jr.,

and wife, Elna A. Patterson

TO

Mary S. Brown, legally

separated

STATE TAX $ 14.63
PROBATE .50
TOTAL $ 15.13

OCT 29 1965

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

PAID OCT 29 1965

CT

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 29 10 44 AM '65

NOTED UPON 1-13
RECORDING FEE $ 2.00
DEP. REG.

PAGE 174

0 4 1 0 5



BOOK 3952 PAGE 186