WARRANTY DEED — ATTORNEYS TITLE COMPANY

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Barbara F. B. Zander (NAME:) | Same (NAME:) | 115-12 |
| 1900 Richard Jones Rd APT. 02 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 24 |
| Nashville Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 8D-6984O |

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 Barbara F. B. Zander , the receipt of which is hereby acknowledged,

We, PATTERSON AND 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 BARBARA F. B. ZANDER, her .....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 12 on the Plan of West Meade Village as of record in Book 3700, page 36, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Bresslyn Road, the common front corner of Lots Nos. 12 and 13; thence southwardly with the margin of Bresslyn Road 175.00 feet to a concrete monument, the beginning of a curve; thence southwestwardly around said curve 39.27 feet to a concrete monument in the northerly margin of Gun Club Road; thence with the northerly margin of the same, North 80° west 381.70 feet to a monument; thence north 4° 29' east 201.00 feet to a point, the common rear corner of Lots Nos. 12 and 13; thence eastwardly 399.9 feet along the line between said lots to the point of beginning.

BEING part of the same property conveyed to Patterson and Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox, by deed from The Washington Realty Company, a Tennessee Corporation, of record in Book 3937, page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1473, page 206, as modified in Book 1783, page 175, and as further modified in Book 3937, page 101, Register's Office for Davidson County, Tennessee; Owner's Certificate, a 70-foot minimum building setback line from Bresslyn Road, a 40-foot minimum building setback line from Gun Club Road and a 10-foot easement for public utility purposes along the rear line of said lot, and a 5 x 20-foot utility anchor easement located in the south line of said lot, as shown on Plan of Record in Book 3700, page 36, Register's Office for Davidson County, Tennessee.

This instrument prepared by: I. R. Schulman
1100 American Trust Bldg.
Nashville, Tennessee







This is ~~unimproved~~ (X) property, known as Bresslyn Road, Nashville, Tenn.
(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 Barbara F. B. Zander, her heirs and assigns, forever.

And we do covenant with the said Barbara F. B. Zander, 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, setback lines and easements, as hereinabove set forth, and taxes for the year 1966, subject to which this conveyance is executed.

And we, Patterson and Fox Construction Company do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Barbara F. B. Zander, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15 day of ~~January~~ February, 19 66

PATTERSON AND FOX CONSTRUCTION COMPANY

BY: Bert F. Fox
Partner

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Lewis D. Pride, a Notary Public in and for said County and State, the within named Cecil F. Fox, one of the Partners in ~~Patterson and 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 day of ~~January~~ February, 19 66

Lewis D. Pride, Notary Public

Commission Expires 5/8/67

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

# WARRANTY DEED

FROM Patterson and Fox Construction Company

TO Barbara E. B. Zander

17495

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 16 9 42 AM '66
NOTED: BOOK 113 PAGE 502
RECORDING FEE $ 2.00
DEP. REG. 2

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

STATE TAX $ 15.00
PROBATE 50
TOTAL $ 15.50

FEB 16 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

PAID FEB 16 1966