BOOK 4346 PAGE 787

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Earl F. Ballard	Security Federal Sav. & Loan Assn.	Map 142-2
(NAME)	(NAME)	Par 75
Lot #130 Cross Timbers Drive	500 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MP

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, JAMES E. PATTERSON and wife, EVELYN PATTERSON,

have this day bargained and sold, and do hereby transfer and convey unto the said EARL F. BALLARD, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 130 on the Plan of Cross Timbers, Section III, as of record in book 4175, page 21, Register's Office for said County.

Said lot No. 130 fronts 100 feet on the easterly side of Cross Timbers Drive and extends back 157.6 feet on the southerly line and 131.5 feet on the northerly line to a dead line measuring 143.80 feet thereon.

Being part of the property conveyed to James E. Patterson, by deed from Ethelred Phillips Horn, Jr., et al, of record in book 3935, page 104, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 4242, page 758, as amended by instrument of record in book 4318, page 654, Register's Office for Davidson County, Tennessee; owner's certificate, ten-foot easement for public utilities, 10-foot drainage easement, 40-foot minimum building setback line, as shown on plan of record in book 4175, page 21, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 3,700.00

Subscribed and sworn to before me, this the 24 day of June 19 69

Affiant James E. Patterson

My commission expires: 14 Feb 1973 (Affix Seal)

Notary Public James T. Williamson

This is unimproved ( ) improved (X) property, known as 142 (House Number) Cross Timbers Drive (Street) Nashville (P. O. Address:) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

EARL F. BALLARD, his

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except by restrictive covenants, owner's certificate, setback line and easements, as hereinabove set forth, and taxes for the year 1969, subject to which this conveyance is executed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Earl F. Ballard, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* June, 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Patterson
James E. Patterson

Evelyn Patterson
Evelyn Patterson

This instrument prepared by:
I. R. Schulman, Attorney
900 American Trust Building
Nashville, Tennessee

BOOK 4346 PAGE 788

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James T. Patterson, *a Notary Public in and for said County and State,* James E. Patterson and wife, Evelyn Patterson,

*the within named 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* 24th *day of* June, *1969.*

James T. Patterson *Notary Public*

Commission expires 14 Feb 1973

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 .....

JUL-1 69	CONV	*3,700.00				
JUL-1 69	S TAX		C*	9.62		
JUL-1 69	PR FEE		C*	.50		
JUL-1 69	W DEED		C*	3.00	*	13.12

WARRANTY DEED

FROM
James E. Patterson et ux

TO
Earl F. Ballard

File: Security Fed. box

A 46310

IDENTIF. REFERENCE

JUL 1 3 14 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE