Prepared by: Ira Shulman
1000 American Trust Bldg.
Nash, Tn.

WARRANTY DEED

BOOK 4389 PAGE 247

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl F. Ballard (NAME)	Earl F. Ballard (NAME)	Map 144-2 Par. 133
144 Cross Timbers Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* EARL F. BALLARD, his

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

Being lot No. 186 on the Plan of Cross Timbers, Section IV, as of record in book 4175, page 54, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the easterly line of Cross Timbers Drive at the front corner of said lot No. 186 and lot No. 130 on the Plan of Cross Timbers, Section III, of record in book 4175, page 21, Register's Office for said County; thence along the easterly margin of Cross Timbers Drive northwardly 160.18 feet to a concrete monument, the beginning of a curve; thence northeastwardly around said curve 41.75 feet to a concrete monument in the southerly margin of Bridle Drive; thence eastwardly along the southerly margin of Bridle Drive, 115.55 feet to a concrete monument; thence South 14° 17' East 235.00 feet to a concrete monument, the common rear corner of said lot No. 186 and said lot No. 130; thence South 87° 08.5' West, 131.15 feet to the point of beginning.

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, 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 $ 3750.00

Subscribed and sworn to before me, this the 6th day of October 19 69

James E. Patterson
Affiant

My commission expires: January 24, 1973
(Affix Seal)

Notary Public

This conveyance is made subject to restrictive covenants of record in book 4317, page 284, Register's Office for Davidson County, Tennessee; owner's certificate, minimum building setback lines, overhang easement and utility easement, as shown on plan of record in book 4175, page 54, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as ..... Nashville, Tennessee
(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 EARL F. BALLARD, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* Earl F. Ballard, ... *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 line and easements, as herein-above set forth, and taxes for the year 1969, subject to which this conveyance is executed.

And we, James E. Patterson and wife, Evelyn 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* Earl F. Ballard, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* October, *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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Celia Miller, a Notary Public in and for said County and State, the within named James E. Patterson and wife, Evelyn 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 9th day of October, 1969.

Celia Miller, Notary Public.

Commission Expires January 24, 1973.

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 .....

WARRANTY DEED

FROM James E. Patterson et ux

TO Earl F. Ballard

A 6 4 8 1 [illegible]

IDENTIF. REFERENCE

DEC 31 10 35 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

DEC 31 69	CONV	*3,750.00				
DEC 31 69 S'TAX			A*	9.62		
DEC 31 69 PR'FEE			A*	.50		
DEC 31 69	W'DEED		A*	6.00	*	16.12