WARRANTY DEED

BOOK 4403 PAGE 807

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth R. Rose et ux (NAME)	Kenneth R. Rose et ux (NAME)	Map 159-3
Camelot Road (STREET ADDRESS OR ROUTE NUMBER)	Camelot Road (STREET ADDRESS)	Par. 9
Brentwood, Tennessee (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee (CITY) (ZONE) (STATE)	Pd

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 KENNETH R. ROSE and wife, MARILYN A. ROSE, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 27 on the Plan of Camelot Acres, Section II, as of record in book 3700, page 151, Register's Office for Davidson County, Tennessee.

Said lot No. 27 fronts 160.0 feet on the southerly side of Camelot Road and extends back 300.0 feet on the westerly line and ~~258.0~~ feet on the easterly line to a broken dead line, on which it measures 165.59 feet.

Being part of the property conveyed to James E. Patterson, by deed from James C. Cheek and wife, of record in book 4127, page 657, and by deed from R. E. Arnold and wife, of record in book 4120, page 612, both in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 4193, page 144, Register's Office for Davidson County, Tennessee; owner's certificate, 10-foot public utilities and drainage easement, 20-foot drainage easement, anchor easement and 75-foot building setback line from Camelot Road, as shown on plan of record in book 3700, page 151, 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 $ 57,000.00

Subscribed and sworn to before me, this the 13th day of March, 1970

My commission expires: 5-23-73 (Affix Seal)

James E. Patterson — Affiant

Annie George — Notary Public

This is unimproved ( ) improved (X) property, known as Camelot Road, Brentwood, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said KENNETH R. ROSE and wife, MARILYN A. ROSE, their *(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, easements and setback line, as hereinabove set forth, and taxes for the year 1970, 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* Kenneth R. Rose and wife, Marilyn A. Rose, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 13th day of March, 1970 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:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

BOOK 4403 PAGE 808

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie George, *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* 12th *day of* March, *19* 70

Annie George *Notary Public*

Commission expires 5-23-73

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 .....

Guaranty Title 206124

WARRANTY DEED

FROM
James E. Patterson et ux

TO
Kenneth R. Rose et ux

A 71332

IDENTIF. REFERENCE

MAR 13 3 38 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 13 70	CONV	57,000.00			
MAR 13 70	S'TAX		A*	148.20	
MAR 13 70	PR'FEE		A*	.50	
MAR 13 70	W'DEED		A*	3.00	* 151.70

Compliments of

Guaranty Title

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