Prepared By:
Willis, Knight, Chambers & Barr
214 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4438 PAGE 220

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: IDS Mortgage Corp.	MAP-PARCEL NUMBERS
Frank Grace, Jr. and wife, Karol F. Grace		Map 142-11
(NAME:)	(NAME:)	Pcl. 67
7201 Patten Lane	Investors Building	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Minneapolis, Minn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of ********** TWENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 ********** *DOLLARS,* ($25,500.00), of which Ten Thousand Three Hundred Three and 93/100 Dollars ($10,303.93) has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said grantees assume the following: the principal balance of Twelve Thousand Six Hundred Eighty and 13/100 Dollars ($12,680.13) of that certain mortgage payable to Murphree Mortgage Company, Nashville, Tennessee, secured by a deed of trust of record in Book 3918, page 505, Register's Office for Davidson County, Tennessee; said note and deed of trust have been assigned to Investors Syndicate of America, Inc., by an instrument of record in Book 3931, page 433, Register's Office for Davidson County, Tennessee; and the principal balance of Two Thousand Five Hundred Fifteen and 94/100 Dollars ($2,515.94) of that certain mortgage payable to Murphree Mortgage Company, Nashville, Tennessee, secured by a deed of trust of record in Book 3918, page 509, Register's Office for Davidson County, Tennessee; said note and deed of trust have been assigned to General Electric Credit Corporation, by an instrument of record in Book 3931, page 447, Register's Office for Davidson County, Tennessee;

We, MARVIN R. GOODPASTURE and wife, PATRICIA ANN GOODPASTURE,

the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* FRANK GRACE, JR. and wife, KAROL F. GRACE, the Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 8 on the Plan of Section Two, Valley West, of record in Book 3600, page 86, Register's Office for said County, as follows:

Beginning at a point in the easterly margin of Patten Lane at the corner of Lots Nos. 8 and 9; thence with the line between said lots, southeasterly 183.18 feet to a point; thence northeasterly 74.90 feet to the southerly margin of Colice Jeanne Road; thence with the margin of the same, northwesterly 166 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the margin of Patten Lane; thence with the margin of the same, southerly 92 feet to the point of beginning.

Being the same property conveyed to Marvin R. Goodpasture and wife, Patricia Ann Goodpasture, by deed from Martin Construction Company of record in Book 3918, page 503, Register's Office for said County.

This conveyance is made subject to the following:

Ten-foot public utility and drainage easement, anchor easement, 40-foot building setback line from Patten Lane and Jeanne Road, and conditions of owners certificate as shown on plan of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3833, page 789,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,500.00

Subscribed and sworn to before me, this the 12 day of August 19 70

My commission expires: June 6, 1972 (Affix Seal)

Mary E. Ensley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

as amended by instrument of record in Book 3838, page 501, Register's Office for Davidson County, Tennessee.

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IDENTIF. REFERENCE

AUG 12 3 46 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 12 70	CONV	25,500.00			
AUG 12 70 S TAX			A*	66.30	
AUG 12 70 PR FEE			A*	.50	
AUG 12 70	W DEED		A*	4.50	* 71.30

This is (unimproved ( ) improved (X)) property, known as 7201 Patten Lane, 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 FRANK GRACE, JR. and wife, KAROL F. GRACE, *their heirs and assigns, forever.*

And we *do covenant with the said* FRANK GRACE, JR. and wife, KAROL F. GRACE, *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 as set forth hereinabove.

And we, MARVIN R. GOODPASTURE and wife, PATRICIA ANN GOODPASTURE, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* FRANK GRACE, JR. and wife KAROL F. GRACE, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 12th *day of* August, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Marvin R. Goodpasture
MARVIN R. GOODPASTURE

x Patricia Ann Goodpasture
PATRICIA ANN GOODPASTURE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lynch D. Bennett Jr., a Notary Public in and for said County and State, the within named ~~MARVIN RAY GOODPASTURE~~ PATRICIA ANN GOODPASTURE, one of

the bargainors, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of August, 19 70

Lynch D. Bennett Jr., Notary Public

Commission Expires Jan 30 1974

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Enoey, a Notary Public in and for said County and State, the within named Marvin R. Goodpasture, one of

the bargainors, 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 12 day of August, 19 70

Mary Enoey, Notary Public

Commission Expires June 6, 1972

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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.....