BOOK 4450 PAGE 312

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-159034

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
72-10-241	Mr/Mrs Thomas Patton same as below	J.I. Kislak Mtge.Corp.of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 14423
15D-14080	1301 Monetta Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ED HODGE and wife, EVELYN M. HODGE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS PATTON and wife, KATIE M. PATTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Map of Hodge Place, as of record in Book 4060, page 180, described as follows:

BEGINNING at a point on the easterly side of Northview Avenue, said point being the front common corner of Lots Nos. 1 and 2 of said Subdivision thence along the easterly side of said Avenue, south 3°45' west 100.7 feet to a point at the beginning of a curve; thence along the curve to the left having a radius of 25.0 feet, southeasterly 39.1 feet to a point on the northerly sideof Moneta Street; thence along the northerly side of the last mentioned street, south 85°51' east 70.2 feet to a point; thence north 3°45' east 126.2 feet to the rear common corner of said Lots Nos. 1 and 2; thence along the line between Lots Nos. 1 and 2, westerly 95.0 feet to the point of beginning.

Being part of the property conveyed to Ed Hodge, by deed from D. B. Butt and wife, Mildred Butt, as of record in Book 4290, page 827.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of October, 1970.

Ed Hodge

Ed Hodge

Evelyn M. Hodge

Evelyn M. Hodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Ed Hodge and wife, Evelyn M. Hodge

the 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, the 5th day of October, 19 70

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 19 70

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL) Notary Public

WARRANTY DEED
REF:mas

FROM
ED HODGE AND WIFE

TO
THOMAS PATTON AND WIFE

A 92272

IDENTIF. REFERENCE

OCT 6 1 09 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

OCT-6[illegible] CONV *9,850.00
~~OCT-6[illegible] STTAX~~ A* 25.48
OCT-6[illegible] PR'FEE A* .50
OCT-6[illegible] W'DEED A* 3.00 * 28.98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public