BOOK 4450 PAGE 542

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
T. W. Richard Mayes et ux	T. W. Richard Mayes et ux	Map 142-2
(NAME)	(NAME)	Par. 234
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

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cash in hand paid and other good and valuable considerations, the Dollars 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 T. W. RICHARD MAYES and wife, DOY T. MAYES, their

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

Being lot No. 262 on the Plan of Cross Timbers, Section 5, as of record in book 4175, page 115, Register's Office for said County.

Said lot No. 262 fronts 70.00 feet on the westerly side of Harness Drive and extends back 186.5 feet on the northerly line and 165.9 feet on the southerly line to a dead line measuring 115.11 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 4408, page 761, Register's Office for Davidson County, Tennessee; owner's certificate, two 10-foot easements for public utilities and drainage, 40-foot building setback line from Harness Drive, as shown on plan of record in book 4175, page 115, 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 $ 3,750.00

Subscribed and sworn to before me, this the 30 day of September, 1970

Affiant James E. Patterson

My commission expires 4-22-1972 (Affix Seal)

Notary Public Patricia M. Atkisson

This is unimproved ( ) improved (X) property known as Harness Drive, Bellevue, 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 T. W. RICHARD MAYES and wife, DOY T. MAYES, 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, setback line and easements, 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* T. W. Richard Mayes and wife, Doy T. Mayes, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 30th *day of* September, 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.*

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4450 PAGE 543

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* 2 *day of* September, *19* 70

Commission expires 2-23-73 Annie George *Notary Public*

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*.....

Commission expires ..... *Notary Public*

OCT-70 CONV *3,750.00
OCT-70 S'TAX A* 9.62
OCT-70 PR'FEE A* .50
OCT-70 W'DEED A* 3.00 * 13.12

WARRANTY DEED

FROM

James E. Patterson et ux

TO

T. W. Richard Mayes et ux

A 92377

IDENTIF. REFERENCE

OCT 7 1 26 PH '70

FELIX Z. WILSON JR 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