A 93235

This instrument was prepared by:

Jack Green, Attorney
834 Stahlman Building
Nashville, Tennessee

IDENTIF. REFERENCE

WARRANTY DEED

OCT 15 2 13 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4452 PAGE 575

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,000.00.

Cornelia Patterson
AFFIANT

Subscribed and sworn to before me, this the 15 day of October, 1970.

Jack Green
NOTARY PUBLIC

My Commission Expires: 2-3-74

Name & Address of New Owners	Send Tax Bills to:	Map-Parcel Nos.
Larry M. Patterson & Alan H. Patterson 2244 Stratford Avenue Nashville, Tennessee	Same	Map. 72-B Par. 127 PW

For and in consideration of $10.00 cash in hand paid and other good and valuable considerations, I Cornelia Patterson, A widow, hereinafter called Grantor, have bargained and sold and by these presents do transfer and convey to Larry M. Patterson and Alan H. Patterson, hereinafter called Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 83 on the Map of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for said County, and described as follows:

Beginning at a point in the southeast margin of Berrywood Road, at the common corner of Lots 50 and 83, thence easterly along the margin of said Road, 15 feet to the beginning of a curve; thence along said curve 130.1 feet to a concrete monument at the beginning of another curve leading into Stratford Avenue; thence along said curve 41.8 feet to the westerly margin of Stratford Avenue; thence with the margin of said Avenue southerly 120.7 feet to the corner of Lots 82 and 83; thence westerly along the line between said lots 100 feet to the corner of Lots 82, 83, and 50: thence with the line between Lots 50 and 83, northwesterly 112.9 feet to the beginning.

Being the same property conveyed to Mrs. Melissa C. Midgett (now deceased) and Mrs. Cornelia Patterson by warranty deed from Ira F. Grissom and wife, Mary P. Grissom of record in Book 2646, page 411, and by Quit-Claim Deed from Mamie Lee Patton and husband, Thomas William Patton, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance made subject to restrictions and easement of record in Book 1729, page 154, said Register's Office.

This conveyance to them is as tenants in common, each owning a one-half undivided interest.

This conveyance made subject to any and all recorded mortgages and liens against the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15 day of October, 1970.

Mrs. Cornelia Patterson
MRS. CORNELIA PATTERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jack Green, a Notary Public in and for said County and State, the within named Mrs. Cornelia Patterson, a Widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this the 15 day of October, 1970.

Jack Green
NOTARY PUBLIC

My Commission Expires: 1-3-74

OCT 15 CONV *6,000.00
OCT 15 STAX A* 15.60
OCT 15 PRFEE A* .50
OCT 15 WDEED A* 3.00 * 19.10