WARRANTY DEED

BOOK 4453 PAGE 51

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert C. Roberts et ux	Robert C. Roberts et ux	Map 148-L
(NAME)	(NAME)	Par. 200
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 ROBERT C. ROBERTS and wife, BARBARA J. ROBERTS, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 203 on the Plan of Cross Timbers, Section 4, as of record in book 4175, page 54, Register's Office for said County.

Said lot No. 203 fronts 85.0 feet on the southerly side of Carriage Drive and extends back 144.0 feet on the westerly line and 155.0 feet on the easterly line to a dead line measuring 85.72 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, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in book 4317, page 284, Register's Office for Davidson County, Tennessee; owner's certificate, a 10-foot easement for public utilities, a 40-foot minimum building setback line from Carriage Drive and certain notes, as shown on plan of record in book 4175, page 54, 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 $ 3,950.00

Subscribed and sworn to before me, this the 14th day of September 19 70

Affiant Robert C. Roberts

My commission expires: 14 Feb 73 (Affix Seal)

Notary Public James T. Patterson

This is unimproved (X) improved ( ) property, known as Carriage 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 ROBERT C. ROBERTS and wife, BARBARA J. ROBERTS, 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 easement and notes, 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* Robert C. Roberts and wife, Barbara J. Roberts, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 14th 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 }

Personally appeared before me, James T. Patterson *, 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 14th *day of* September, *19* 70

James T. Patterson
Notary Public

Commission expires 14 Feb 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 .....

OCT 19 70 CONV *3,950.00
OCT 19 70 S'TAX A* 10.14
OCT 19 70 PR'FEE A* .50
OCT 19 70 W'DEED A* 3.00 * 13.64

WARRANTY DEED

FROM

JAMES E. PATTERSON ET UX

TO

ROBERT C. ROBERTS ET UX

A 93466

IDENTIF. REFERENCE

OCT 19 9 38 AM '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