WARRANTY DEED

BOOK 4461 PAGE 187

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl F. Ballard (NAME)	Earl F. Ballard (NAME)	Map 142-2
144 Cross Timbers (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 74
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	AW

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
EARL F. BALLARD, his
(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 131 on the Plan of Cross Timbers, Section III, as of record in book 4175, page 21, Register's Office for Davidson County, Tennessee, described as follows:

Said lot No. 131 fronts 91.3 feet on the easterly side of Cross Timbers Drive and runs back between lines 193.6 feet on the south and 157.6 feet on the north to a dead line in the rear on which it measures 103.50 feet.

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 Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 4242, page 758, Register's Office for Davidson County, Tennessee; owner's certificate, a 2.5 x 25 anchor easement on the southerly front corner, a 10-foot public utility and drainage easement along the rear line of said lot, and a 40 foot minimum setback line from Cross Timbers Drive, as shown on plan of record in book 4175, page 21, said Register's Office

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 16th day of November 1970

Affiant James E. Patterson

My commission expires: January 24, 1973 (Affix Seal)

Notary Public Celia Miller

unimproved (X)
This is improved ( ) property, known as Cross Timbers 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
EARL F. BALLARD, his
(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* Earl F. Ballard, his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 16th *day of* November, 1970, *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

BOOK 1461 PAGE 188

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Celia Miller, *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* 16th *day of* November, *19* 70

Celia Miller
Notary Public

Commission expires January 24, 1973

NOTARY PUBLIC
JAN 24 1973

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...

NOV 18 70	CONV	*3,750.00				
NOV 18 70	S'TAX		A*	9.62		
NOV 18 70	PR'FEE		A*	.50		
NOV 18 70	W'DEED		A*	3.00	*	13.12

WARRANTY DEED

FROM

James E. Patterson et ux

TO

Earl F. Ballard

A 9 6 7 3 7

IDENTIF. REFERENCE

Nov 18 3 09 PH '70

FELIX A. WILSON II 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