BOOK 4468 PAGE 160

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

WARRANTY DEED

ATC-159114

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-13-39	Mr/Mrs James W. Patterson same as below	Commerce Union Bank P. O. Box 60387 Nashville, Tennessee 37206
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
22W-22665	2108 Eastwood 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,

DEC22 70	CONV	15,150.00				
DEC22 70	S'TAX		A*	39.26		
DEC22 70	PR'FEE		A*	.50		
DEC22 70	W'DEED		A*	3.00	*	42.76

TOWN & COUNTRY REALTY COMPANY, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES W. PATTERSON and wife, MARY S. PATTERSON,

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 the southerly 48 feet of Lot No. 331 and the northerly 8 1/3 feet of Lot No. 332 on the Plan of the Re-Subdivision of part of Belmont Land Company's Subdivision called Belmont Heights, as of record in Book 421, page 71.

Said parts of said lots front together 56 1/3 feet on the easterly side of Eastwood Avenue and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Town & Country Realty Company by deed from Nashville Housing Authority of record in Book 4390, page 769.

This conveyance is made subject ot restrictions and agreements of record in Book 4390, page 769 and Book 4220, page 723.

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 17th day of December , 19 70

Town & Country Realty Company

BY: James E. White, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ *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

$ 15,150.00 James W Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 70

MY COMMISSION EXPIRES: July 23, 1974 Reau E. Folk Jr.
(AFFIX SEAL) Notary Public

WARRANTY DEED
REF: ph

FROM
TOWN & COUNTRY REALTY COMPANY
a Tennessee corporation

TO
JAMES W. PATTERSON and wife

A 99918

IDENTIF. REFERENCE

DEC 22 10 17 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File Jean Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared James E. White ~~and~~ _____, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President ~~and~~ _____, ~~respectively~~, of Town & Country Realty Company a corporation, the bargainor, and that he, as such President ~~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 James E. White as such President, ~~and executing the same by the said~~ _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 17th day of December, 1970.

My commission expires: July 23, 1974

Reau E. Folk Jr.
Notary Public