WARRANTY DEED

BOOK 4479 PAGE 311

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joe A. Green (NAME)	OWNER (NAME)	[illegible] 57
Rt. #3 Old Hickory Blvd., (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	[illegible] 25
Nashville, Tenn. 37208 (CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3677, page 498, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

/

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Flavis Frank Patterson and wife, Emma Louise Patterson

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Joe A. Green and wife, Barbara Green

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made January 20, 1963, by James L. Murphy, Jr., as follows:

Beginning at a point, an iron pin on the easterly margin of Old Hickory Boulevard at a point opposite the center line of said Boulevard, which was the original beginning point of the lands encumbered by the deed of trust of record in Book 2062, page 506, Register's Office for said County; which old beginning point was approximately 425 feet north from the center line of Back Creek Road; thence along the margin of Old Hickory Boulevard, north 17° 02' 30" east 666.05 feet to an iron pin; thence south 2° 30' west 395 feet to an iron pin; thence south 9° 30' west 231 feet to an iron pin; thence south 84° west 140.65 feet to the point of beginning, containing 1. 117 acres, more or less.

Being the same property conveyed to Flavis Frank Patterson and wife, Emma Louise Patterson by deed from James Orinn Simpkins and wife, Melvina Simpkins as of record in Book 3677, page 498, Regiseter's Office for Davidson County, Tennessee.

Land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, being a small strip of land, in wedge like shape, and described as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, at the southerly end of the land described in deed of record in Book 3677, page 498, of the Register's Office for Davidson County, Tennessee,

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,320.68

Subscribed and sworn to before me, this the 11th day of February, 19 71

Affiant

Notary Public

My commission expires: 5/7/74
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

and from the beginning point and southerly line of the same, and easterly 140 feet, more or less to the center of Sulphur Creek; thence southerly with said Creek 24 feet to a point; thence westerly 140 feet, more or less to the place of beginning.

Being the same property conveyed to Flavis Frank Patterson and wife, Emma Louise Patterson by deed from C. H. Holman and wife, Christie Holman as of record in Book 3979, page 677, Register's Office for Davidson County, Tennessee.

Included in the above described property but to be expressly excluded is the following described property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, being a small strip of land, and cut out of the deed of in Book 3677, page 498, of the Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard 408 feet south of the intersection of the lands of C. H. Holman and wife, and one Mrs. Hayes; thence leaving said Old Hickory Boulevard easterly 60 feet, more or less, to the end of a Bridge that crosses Sulphur Creek, thence from the end of said Bridge and south 12 feet to a point; thence 60 feet, more or less west to said Old Hickory Boulevard the easterly margin of the same, thence with the same northerly 12 feet to the place of beginning. This conveyance is to establish a roadway, inlet and outlet from the End of said Bridge to the easterly margin of Old Hickory Boulevard, and the people of same community agree to gravel, and prepare the same for usage.

Being the same property conveyed to C. H. Holman and wife, Christie Holman by deed from Flavis Frank Patterson and wife, Emma Louise Patterson as of record in Book 3979, page 681, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe A. Green and wife, Barbara Green their *heirs and assigns, forever.*

And We *do covenant with the said* Joe A. Green and wife, Barbara Green *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as noted above.

And we, Flavis Frank Patterson and wife, Emma Louise Patterson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe A. Green and wife, Barbara Green, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 11th *day of* February, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Flavis Frank Patterson

Emma Louise Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nellie T. Weimar, a Notary Public in and for said County and State, the within named

Flavis Frank Patterson and wife, Emma Louise Patterson

the bargainors, 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 11th day of February, 19 71.

Nellie T. Weimar, Notary Public.

Commission Expires 5/7/74

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

.....

.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

FLAVIS FRANK PATTERSON, ET UX

TO

JOE A. GREEN, ET UX

FEB 12 10 08 AM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

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FEB 12
FEB 12 STAX
FEB 12 PARTEE
COMM
MCEED

*8320.62

A* 21.58
A* .50
A* 6.00 * 28.08

BOOK 4479 PAGE 314

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PEDIGO & SAINDON