WARRANTY DEED

BOOK 4494 PAGE 840

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
John A. Henley et ux (NAME)	Same (NAME)	116-M-3
1201 Cable Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Sec. 4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	pd

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 JOHN A. HENLEY and wife, MELBA J. HENLEY, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 70 on the Plan of Cross Timbers, Section 2, as of record in book 3700, page 92, Register's Office for said County.

Said lot No. 70 fronts 107.77 feet on the northwesterly side of Cavalier Road and extends back 150 feet on the southwesterly line and 178 feet on the northeasterly line to a dead line, measuring 82.36 feet thereon.

Being part of the real property conveyed to James E. Patterson by deed from Ethelred Phillips Horn, Jr., et al, of record in book 3935, page 104, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 4064, page 909, Register's Office for Davidson County, Tennessee, as amended by instrument of record in book 4318, page 652, said Register's Office; owner's certificate, a 10-foot easement for public utilities and drainage, an anchor easement, a 40-foot minimum building setback line from Cavalier Road, of record in book 3700, page 92, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 4,250.00

Subscribed and sworn to before me, this the 12th day of April 1971

Affiant James E. Patterson

My commission expires: January 24 1973 (Affix Seal)

Notary Public Hollie Miller

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOHN A. HENLEY and wife, MELBA J. HENLEY, 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 easements, as hereinabove set forth, and taxes for the year 1971, 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* John A. Henley and wife, Melba J. Henley, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 12th *day of* April, 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.*

James E. Patterson

Evelyn Patterson

This instrument was prepared by
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Cecil Hall, *a Notary Public in and for said County and State,* James E. Patterson and wife, Evelyn Patterson,

the within named 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* 16th *day of* April, *19* 71.

Cecil Hall *Notary Public*

Commission expires January 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 .....

APR 20 71 CONV *4,250.00
APR 20 71 S TAX A* 10.92
APR 20 71 PR FEE A* .50
APR 20 71 W DEED A* 3.00 * 14.42

WARRANTY DEED

FROM
James E. Patterson et ux
TO
John A. Henley et ux

B 1 1 6 2 7

IDENTIF. REFERENCE

APR 20 12 31 PM '71

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