BOOK 4546 PAGE 44

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDDON, ATTORNEY
SUITE 202 - 625 MAIN STREET
NASHVILLE, TENNESSEE 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Horace E. Fann Et ux (NAME:)	Dobson & Johnson, Inc. (NAME:)	Map 52-2
640 Carmel Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 Third Nat'l Bank Bldg. (STREET ADDRESS)	Par. 95
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ELEVEN THOUSAND TWO HUNDRED and no/100 ---------- *DOLLARS*

Frank T. Patton Et ux Janie B. Patton

have bargained and sold, and by these presents do transfer and convey unto the said Horace E. Fann Et ux Lucille Fann their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee, being the easterly 10 feet of lot no. 17 and all of lot no. 18, Block "C", on the revised plan of Rainbow Terrace Subdivision, Madison, Tennessee, as of record in Book 1130, Page 85, said Register's Office.

SAID lot no. 18 and part of lot no. 17 adjoin and front together 60 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to Frank T. Patton Et ux Janie B. Patton by deed from David Ray Weatherspoon and wife, Wilma Jean Weatherspoon of record in Book 4179, Page 769, said Register's Office.
Subject to restrictions in Book 1380, Page 88, and subject to a mortgage in Book 4179, Page 771 and a mortgage being recorded simultaneously herewith.

This is unimproved ( ) improved (X) property, known as 640 Carmel Avenue, Madison, Tennessee 37115
(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 Horace E. Fann Et ux Lucille Fann their *heirs and assigns, forever.*

And we *do covenant with the said* Horace E. Fann Et ux Lucille Fann *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.*

And we, Frank Thomas Patton Et ux Janie B. Patton *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Horace E. Fann Et ux Lucille, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 18th *day of* October, *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.*

x Frank T. Patton
Frank T. Patton

x Janie B. Patton
Janie B. Patton

BOOK 4546 PAGE 45

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank T. Patton Et ux Janie B. Patton

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 18th day of October, 1971.

Harold Reeves
Notary Public

Commission expires 11/12/72

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.....

The actual consideration or value, whichever is greater, for this transfer is $11,200.00.

Horace E. Fann
Affiant

Subscribed and sworn to before me, this the 18th day of October, 1971.

Harold Reeves
Notary Public

My commission expires: 11/12/72

OCT 19	CONV	11,200.00			
OCT 19	S'TAX		A*	29.12	
OCT 19	PR'FEE		A*	.50	
OCT 19	W'DEED		A*	4.00	* 33.62

WARRANTY DEED
FROM
FRANK T. PATTON ET UX
TO
HORACE E. FANN ET UX

B 34740

IDENTIF. REFERENCE

OCT 19 1 32 PM '71

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE