WARRANTY DEED

BOOK 4569 PAGE 555

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elbert W. Tippett, Jr., et ux	Same Security Federal (NAME:)	Map 142-2 Par. 43
3606 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

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,

This instrument prepared by:
Bass, Berry, Schulman, McClary & Pride
900 American Trust Building
Nashville, Tennessee

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,
have bargained and sold, and by these presents do transfer and convey unto the said ELBERT W. TIPPETT, JR. and wife, DIANNE M. TIPPETT, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 59 on the Plan of Cross Timbers, Section II, as of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Stacy Drive, the common front corner of Lots Nos. 58 and 59; thence with the line between said lots northerly 131.1 feet to the corner of Lots Nos. 59 and 60; thence with the line between said lots easterly 135.6 feet to the westerly margin of Cross Timbers Drive; thence with said Drive southerly 90.00 feet to the beginning of a curve; thence around said curve, having a radius of 25.00 feet, southwesterly 39.27 feet to the northerly margin of Stacy Drive; thence with said Drive westerly 120.00 feet to the beginning.

Being part of the same 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 said County.

This conveyance is made subject to restrictive covenants of record in book 4064, page 909, Register's Office for Davidson County, Tennessee; owner's certificate, a 10-foot public utility and drainage easement along northerly and westerly sides of said lot, and certain setback lines, as shown on plan 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

Affiant

Subscribed and sworn to before me, this the 22nd day of December 19 71

Notary Public

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

B 4 5 1 9 8

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IDENTIF. REFERENCE

JAN 17 3 16 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 17 72	CONV	*4,250.00			
JAN 17 72	S TAX		A*	10.92	
JAN 17 72	PR FEE		A*	.50	
JAN 17 72	W DEED		A*	6.00	* 17.42

unimproved (X)
This is improved ( ) property, known as _____ Bellevue, Tennessee
(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 ELBERT W. TIPPETT, JR. and wife, DIANNE M. TIPPETT, their *heirs and assigns, forever.*

And we *do covenant with the said* Elbert W. Tippett, Jr. and wife, Dianne M. Tippett, *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 by restrictive covenants, owner's certificate, setback line and easement, as hereinabove set forth, and taxes for the year 1971, subject to which this conveyance is executed.

And we, James E. Patterson and wife, Evelyn 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* Elbert W. Tippett, Jr. and wife, Dianne M. Tippett, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 22nd *day of* December, *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
James E. Patterson

Evelyn Patterson
Evelyn Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Celia Miller, a Notary Public in and for said County and State, the within named James E. Patterson and wife, Evelyn 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 22nd day of December, 1971.

Celia Miller, Notary Public.

Commission Expires January 24, 1973.

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.