RDS/mt
1/14/72

PREPARED BY: RICHARD D. SPEIGHT
GOODPASTURE, CARPENTER, WOODS & SASSER
600 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER AS FOLLOWS:

THOMPSON B. PATTERSON
3601 Hampton Avenue
Nashville, Tennessee 37215

MAP-PARCEL NUMBERS
Map 117-5
Pcl 68

SEND TAX BILLS TO: BOOK 4570 PAGE 839 AM

The above named

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $55,000.00.

Charles Andrew Nelson
CHARLES ANDREW NELSON

SUBSCRIBED and SWORN to before me, this ~~14th~~ day of January, 1972.

NOTARY PUBLIC

MY COMM. EXPIRES:
4/30/75

JAN20 72 CONV 55,000.00
JAN20 72 S TAX A* 143.00
JAN20 72 PRFEE A* .50
JAN20 72 WDEED A* 4.00 * 147.50
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY-FIVE THOUSAND DOLLARS ($55,000.00), receipt of which is hereby acknowledged, the undersigned Henry Sperry Nelson, Charles Andrew Nelson Faith Nelson, and Oscar Gustaf Nelson, have this day bargained and sold, and by these presents do transfer and convey unto the said Thompson B. Patterson and wife Jo Ann H. Patterson, 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 lot No. 12 and the easterly half of lot No. 13 on the plan of the Henry Sperry Subdivision, as of record in book 974, page 21, Register's Office for said County. Said lot No. 12 and part of lot No. 13 front together 205 feet on the southerly side of Hampton Avenue, and run back 315 feet on the westerly line and 318 feet 4 inches on the easterly line, along the westerly margin of Bowling Avenue, to a dead line, measuring 253 feet 4 inches thereon.
>
> This is the same property devised to Henry Sperry Nelson, Charles Andrew Nelson and Faith Nelson, by Will of Henrietta Sperry Nelson, deceased, of record in Will Book 101, page 106, County Court for Davidson County, Tennessee.

The grantor Oscar Gustaf Nelson joins in this conveyance for the purpose of waiving his right to occupy this house together with all furnishings rent free, for as long as he may desire, such right having been granted in the Will of

Henrietta Sperry Nelson, deceased, of record in Will Book 101 page 106, said County Court Clerk's Office.

This is improved property known as 3601 Hampton Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thompson B. Patterson and wife Jo Ann H. Patterson, their heirs and assigns, forever. And we do covenant with the said Thompson B. Patterson and wife Jo Ann H. Patterson, 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.

Henry Sperry Nelson, Charles Andrew Nelson and Faith Nelson do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Thompson B. Patterson and wife Jo Ann H. Patterson, their heirs and assigns against the lawful claims of all persons whomsoever.

Oscar Gustaf Nelson does acknowledge his right to occupy this house so long as he may desire, in accordance with the provisions of the Will above stated, and does hereby waive this right and indicate his desire to no longer occupy said premises.

R 4 5 7 6 6

IDENTIF. REFERENCE

JAN 20 3 23 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WITNESS our hands this 14th day of January, 1972.

Henry Sperry Nelson
HENRY SPERRY NELSON

Charles Andrew Nelson
CHARLES ANDREW NELSON

Oscar Gustaf Nelson
OSCAR GUSTAF NELSON

Faith Nelson
FAITH NELSON

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, Mary Evelyn Waters, a notary public in and for said county and state, the within named Henry Sperry Nelson, one of the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for thepurposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of January, 1972.

Mary Evelyn Waters
NOTARY PUBLIC

MY COMM. EXPIRES:

1-11-72

* * * * * * * * * * * * *

PERSONALLY appeared before me, Richard D. Speight, a notary public in and for Davidson County, Tennessee the within named Charles Andrew Nelson, Faith Nelson, and Oscar Gustaf Nelson the bargainors herein 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 14th day of January, 1972.

Richard D. Speight
NOTARY PUBLIC

MY COMM. EXPIRES:

4/30/75