THIS INSTRUMENT PREPARED BY: JAMES R. EVERETT, JR., ATTORNEY AT LAW
608 Gallatin Road, North
Madison, Tennessee 37115

Map. 44-10
Par. 15-16
Map. 44-11
Par. 1pw

WARRANTY DEED

Address New Owners As Follows:

JAMES E. HOLMES, SR. and wife,
ROBERTA HOLMES
43-B Jones Circle
Old Hickory, Tenn 37138

Send Tax Bills To:

Same

BOOK 4580 PAGE 443

FOR AND IN CONSIDERATION of the sum of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 ($16,500.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, I, THOMAS H. PATTON, hereinafter called the GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES E. HOLMES, SR. and wife, ROBERTA HOLMES, hereinafter called the GRANTEES, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

FOUR TRACTS OF LAND:

TRACT I:

Land lying in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

Starting at a spike at the intersection of the center-lines of the Old Hickory Boulevard and Bryan Street; thence North 35°-33' West along the center-line of the Old Hickory Boulevard 190.2 feet, more or less, to a point; thence South 54°-27' West 25 feet to an iron pin located in the southerly margin of the Service Station Property and in the westerly margin of the Old Hickory Boulevard and the point of beginning; and running thence the following courses and distances:

(1) South 35°-33' East along the westerly margin of Old Hickory Boulevard 83.7 feet to a concrete monument; thence

(2) On a curve to the right 66.3 feet to a point (curve having delta angle of 12°-40' tangent 33.3 feet and radius of 300 feet).

(3) North 89°-27' West 56.8 feet to an iron pin; thence

(4) South 54°-27' West 172.3 feet to an iron pin, said pin being located in the easterly margin of Rolling Green Subdivision; thence

(5) North 6°-04' West along the easterly margin of Rolling Green Subdivision 33.8 feet to an iron pin; thence

(6) Continuing along the margin of Rolling Green Subdivision North 31°-08' West 87.1 feet to an iron pin in the southwest corner of the Service Station Property; thence

(7) North 54°-27' East along the Service Station Property 202.0 feet to an iron pin and the point of beginning,

containing 0.57 acres more or less.

Being the same property conveyed to T. H. Patton, by deed from E. I. DU PONT DE NEMOURS AND COMPANY, a corporation organized and existing under the laws of the State of Delaware, of record in Book 1636, page 181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants and restrictions as noted in Book 67, page 364 and recorded in Book 1636, page 181, Register's Office for Davidson County, Tennessee.

TRACT II:

Land lying in the Fourth Civil District of Davidson County, Tennessee, and being Parcel "D" on Plat of record in Book 1788, page 520, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Starting with a concrete monument at the North end of the return at the Northwest corner of the intersection of Bryan Street and the Old Hickory Boulevard; thence in a southeasterly direction and around a curve to the right, said curve having a radius of 300 feet for a distance of 66.3 feet to an iron pin, and the point of beginning, and running thence the following courses and distances:

1. Continuing in a southeasterly direction around a curve to the right, said curve having a radius of 300 feet, for a distance of 22.1 feet to an iron pin, said pin being located in the northeast corner of Parcel "C"; thence

2. North 89°-15' West along the common line between Parcels "C" and "D" for a distance of 93.8 feet to an iron pin located in the southerly margin of the T. H. Patton property; thence

3. North 54°-27' East along the T. H. Patton property 35.3 feet to an iron pin; thence

4. South 89°-27' East along the said T. H. Patton property 56.8 feet to an iron pin and the point of beginning.

Said tract of land contains 0.04 acres, more or less.

Being the same property conveyed to T. H. Patton, by deed from E. I. du PONT de NEMOURS and COMPANY, a

corporation organized and existing under the laws of the State of Delaware, of record in Book 2026, page 333, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants and restrictions as noted in Book 76, page 548, and recorded in Book 2026, page 333, Register's Office for Davidson County, Tennessee.

TRACT III:

Being a part of Lot No. 10, the Northern part, on the plan of Section 1, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee.

Beginning at an iron pin located at the Northeast Corner of Lot No. 10 and extending in a westerly direction for 77 feet to the northwest corner of Lot No. 10, thence in a northerly direction for 138.5 feet to an iron pin, thence in a southeasterly direction for 163.9 feet to the point of beginning.

Being the same property conveyed to Thomas H. Patton, by deed from W. R. Smith and wife, Ethel S. Smith, of record in Book 1909, page 103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants and restrictions as of record in Book 1624, page 208, Register's Office for Davidson County, Tennessee.

TRACT IV:

Land in the 4th Civil District of Davidson County, Tennessee, being the north part of Lot No. 10 on the Map of Rolling Green Subdivision, section 1, as of record in Book 1424, page 76, Register's Office for said County, and described as follows:

Beginning at a point in the common line between Lots 9 and 10 on said plan, said point being 280 feet north of the north margin of Donelson Avenue; thence easterly, crossing Lot 10, 77 feet more or less to the northeast corner of Lot 10, in the line of the Subdivision known as Village of Old Hickory, Section "D"; thence with said Subdivision line, north 31° 08' west 163.9 feet to the most northerly corner of Lot 10, at the northeast corner of Lot 9; thence with the line between Lots 9 and 10, southerly 138.5 feet to the beginning.

Being the same property conveyed to Thomas H. Patton, by deed from Willie R. Smith and wife, Ethel Sloan Smith, of record in Book 1912, page 513, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $16,500.00

Thomas H. Patton
AFFIANT

Subscribed and sworn to before me, this the 27th day of February, 1972.

James R. Elrod Jr.
NOTARY PUBLIC

Commission Expires: May 13, 1975

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as _____

_____

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 24 day of February, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas H. Patton

B 5 0 3 3 5 FILED

T IDENTIF. REFERENCE

MAR 1 11 37 AM '72

REGISTER OF DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS H. PATTON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 24 day of February, 1972.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN. JAMES R. EVERETT, JR.

Commission Expires: May 13, 1975

MAR-1[illegible]	CONV	16,500.00			
MAR-1[illegible]	S'TAX		A*	42.90	
MAR-1[illegible]	PB'FEE		A*	.50	
MAR-1[illegible]	W'DEED		A*	4.00	
MAR-1[illegible]	W'DEED		A*	4.00	* 51.40