BOOK 4674 PAGE 802

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Willie D. Edens, Jr. | Collateral Investment Company | |
| (NAME) 412 Old Ewing Lane | (NAME) 2233 Fourth Avenue, North | 60-1 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Birmingham, Alabama 35203 | 71 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten and----------00/100 ($10.00)----------*DOLLARS* cash in hand paid by the grantee; WILLIE D. EDENS, JR., and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of the remaining unpaid balance of $11,741.37 payable to Collateral Investment Company, secured by a Deed of Trust of record in book 4475, page 483, Register's Office for Davidson County, Tennessee; payable as therein specified;

| | | | | | |
|---|---|---|---|---|---|
| JAN26 | CONV | 13,841.37 | | | |
| JAN26 | S'TAX | | A* | 35.88 | |
| JAN26 | PR'FEE | | A* | .50 | |
| JAN26 | W'DEED | | A* | 8.00 | * 44.38 |

We, Jimmy S. Patterson and wife, Jean B. Patterson,

*have bargained and sold, and by these presents do transfer and convey unto the said* WILLIE D. EDENS, JR., his

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. I: BEGINNING at a point in the northerly line of Lot No. 7 on the Plan of Laverne Acres, of record in Book 2330, Page 14, Register's Office for said County, said point lying 72.25 feet west of the southwesterly corner of Lot No. 11 in said Subdivision; thence North 21 deg. 14' E. 245 feet to the center of Ewing Creek (passing an iron pipe at 179 feet in the south line of Old Ewing Land); thence North 75 deg. 52' W. 83.4 feet, along the center of Ewing Creek, to the northeasterly corner of Tract No. II below; thence S. 18 deg. 10' W. 237 feet, along the dividing line between the two tracts, to the southeasterly corner of Tract No. 2, at a point in the northerly line of Lot No. 6 in said Laverne Acres; thence eastwardly 69.33 feet with the northerly lines of said Lot Nos. 6 and 7, to the point of beginning.

TRACT NO. II: BEGINNING at the northwesterly corner of the property conveyed to Henry Gordon Dalton and wife, by deed from Henry E. Hawkins and wife, of record in Book 2246, Page 125, Register's Office for said County, said property being Tract No. I above, and said beginning point being in the center of Ewing Creek; thence S. 18 deg. 10' W. 237 feet, along the dividing line between the two tracts, to the southwesterly corner of Tract No. 1, at a point in the northerly line of Lot No. 6 on the Plan of Laverne Acres, of record in Book 2330, Page 14, said Register's Office; thence westwardly 34.67 feet, with the northerly line of said Lot No. 6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,841.37

Affiant

Subscribed and sworn to before me, this the 22th day of January, 1973.

Notary Public

My commission expires

(Affix Seal)

to a point; thence N. 16 deg. 38.5' E. 252.8 feet to the center of Ewing Creek; thence along the center of Ewing Creek; S. 51 deg. 36' E. 44 feet to the point of beginning.

Being the same property conveyed to Jimmy S. Patterson and wife, Jean B. Patterson, by deed from Earl F. Smith, Jr. and wife, Peggy Smith, of record in book 4623, page 219, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 412 Old Ewing Lane, Nashville, 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* Willie D. Edens, Jr., his *heirs and assigns, forever.*

*And* we *do covenant with the said* Willie D. Edens, Jr., *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 as herein stated.

*And* we, Jimmy S. Patterson and wife, Jean B. 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* Willie D. Edens, Jr., his *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 24 *day of* January, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jimmy S Patterson
Jimmy S. Patterson

Jean B. Patterson
Jean B. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs Thomas W Dailey Jr., a Notary Public in and for said County and State, the within named Jimmy S. Patterson and wife, Jean B. Patterson,

the bargainor, 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 24 day of January, 19 73.

Mrs Thomas W Dailey Jr., Notary Public.

Commission Expires 5-5-76

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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.....

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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.....

BOOK 4674 PAGE 805

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

B 9 2 4 5 1

IDENTIF. REFERENCE

JAN 26 8 50 AM '73

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JIMMY S. PATTERSON, ET UX,

TO

WILLIE D. EDENS, JR.