BOOK 4697 PAGE 559

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard Buttrey et ux	Same	Map. 142-3
(NAME) 8059 Estes Road	(NAME) Same	Par. 44
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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,

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD BUTTREY and wife, PEGGY RUTH BUTTREY, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 382 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for said County.

Said lot No. 382 fronts 98.00 feet on the southerly side of Cavalier Road and runs back between lines 157.4 feet on the westerly line and 161.4 feet on the easterly line to a dead line in the rear on which it measures 78.14 feet.

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 Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4643, page 946, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot minimum building setback line from Cavalier Road, 2.5 feet x 25 feet anchor easements in the northwesterly and northeasterly corners of said lot, a 10-foot sewer easement across said lot and public utility and drainage easements as shown on plan of record in Book 4460, page 108, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 16 day of March 19 73

Affiant James E. Patterson

My commission expires: Sept. 5, 1976 (Affix Seal)

Notary Public David A. Floyd

This is unimproved (X) improved ( ) property, known as Cavalier Road, Bellevue, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

RICHARD BUTTREY and wife, PEGGY RUTH BUTTREY, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except by restrictive covenants, owner's certificate, setback lines and easements, as hereinabove set forth, and taxes for the year 1973, subject to which this conveyance is executed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard Buttrey and wife, Peggy Ruth Buttrey, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16th day of March, 1973, *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

This Instrument Prepared By
Schulman, McCarley, Hel[illegible] and Pride
900 American Trust Building
Nashville