BOOK 4751 PAGE 824

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,053.94

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Sept, 1973

Notary Public

MY COMMISSION EXPIRES: June 22, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney, 2525 Lebanon Road - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie M. Patterson etux (NAME)	Guaranty Mortgage Company (NAME)	149-A
2513 Deerpath Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Pcl 127
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James F. Herban and wife, Nancy L. Herban

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie M. Patterson and wife, Virginia S. Patterson

HEREINAFTER CALLED THE GRANTEES, 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. 568 on the Plan of Edge-O-Lake Estates, Section 7, as of record in Book 3700, page 79, Register's Office for said County.

SAID lot fronts 80 feet on the southwesterly side of Deerpath Drive and extends back 133.12 feet on the southeasterly line and 190 feet on the northwesterly line to a dead line and measures 98.16 feet.

BEING the same property conveyed to James F. Herban and wife, Nancy L. Herban by deed from Stevens and King Construction Company, a partnership composed of Ralph Stevens and William King, of record in Book 4406, page 799, Register's Office for Davidson County, Tennessee.

Grantees agree to assume and to pay the balance of the mortgage indebtedness on the premises of record in Book 4406, page 801, Register's Office for said County, in the original principal amount of $29,350.00.

Grantors further transfer and convey unto Grantees the funds held in escrow by Guaranty Mortgage Company and do hereby authorize Guaranty Mortgage Company to transfer the existing fire and hazard insurance on the premises to Grantees.

This is improved (XX) unimproved ( ) property, known as 2513 Deerpath Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of September, 1973

James F. Herban

Nancy L. Herban

STATE OF TENNESSEE
Davidson County

BOOK 4751 PAGE 825

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Herban and wife, Nancy L. Herban

the bargainor S, 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 24th day of September 19 73

Commission expires June 22 - 1977

Jerry D. Pace
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

James F. Herban and wife,

Nancy L. Herban

TO

Eddie M. Patterson and wife,

Virginia S. Patterson

C 2 6 1 9 8

IDENTIF. REFERENCE

OCT 2 2 45 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OCT-23	CONV	32,053.94			
OCT-23	S'TAX		A*	83.46	
OCT-23	RFEE		A*	.50	
OCT-23	WDEED		A*	4.00	* 87.96

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.