This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

BOOK 4752 PAGE 485

Please Mail Back To
JOHN C. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. William M. Doak et ux	Same	
(NAME:)	(NAME:)	145-5
% Children's Clinic Old Lebanon Dirt Rd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	32 Pt
Nashville, Tennessee	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,

I, JAMES E. PATTERSON, d/b/a PATTERSON CONSTRUCTION & REALTY CO.,

have bargained and sold, and by these presents do transfer and convey unto the said DR. WILLIAM M. DOAK and wife, JUNE B. DOAK, their

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

A tract of land located in the 7th Civil District of Davidson County, Tennessee, being Lot 16 on the plat of Vintage Place, City of Forest Hills, as recorded in Book 4460, page 148, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument in the extreme northerly corner of the herein described lot, said monument being South 18° 54' West a distance of 247.7 feet from an iron pin in the southerly right-of-way line of Vintage Place, having a 50-foot right-of-way width; said iron pin being in the northwesterly corner of lot 14 and being in the northeasterly corner of lot 17 and proceeding from the concrete monument as follows: With a portion of the southwesterly property line of lot 14, South 32° 36' East a distance of 225.0 feet to a concrete monument, said monument being in the southwesterly line of lot 14 and being in the extreme northerly point of lot 15; thence, with the common line of lots 15 and 16, South 46° 14' West a distance of 237.2 feet to a concrete monument; thence continuing with the common line of lots 15 and 16, South 65° 07' West a distance of 362.1 feet to a concrete monument, said monument being in the northerly line of the Jack Husband property and being the extreme southerly point of the herein described tract and also being the extreme southeasterly corner of lot 17; thence, with the common line of lots 16 and 17, North 31° 52' East a distance of 542.5 feet to an iron pin in concrete; thence, continuing with the common line of lots 16 and 17, North 65° 54' East a distance of 102.0 feet to the point of beginning.

Included in the above described tract is a driveway easement described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 25 day of August 1973

Affiant

My commission expires: 23 May 77
(Affix Seal)

Notary Public

Beginning at a point in the southerly right-of-way of Vintage Place, having a 50-foot right-of-way width, said point being west along said right-of-way a distance of 10 feet, more or less, from an iron pin in the northwesterly corner of lot 14 and the northeasterly corner of lot 17, and proceeding as follow

10 feet west of and parallel to the common property line of lots 14 and 17, South 18° 54' West to the point of intersection with the property line between lots 16 and 17; thence, running parallel with and 10 feet west of a portion of the common line between lots 14 and 16, South 32° 36' East a distance of 79 feet, more or less, to a point; thence, traversing the easterly corner of lot 16 to a point which intersects with the common line of lots 15 and 16; said point being North 46° 14' East a distance of 85.2 feet from a concrete monument described in call #2 above; thence, with the common line of lots 15 and 16, North 46° 14' East a distance of 152 feet to the concrete monument as described in call #1 above; thence with a portion of the common line between lots 14 and 16, North 32° 36' West a distance of 80 feet to a point; thence leaving said common line between lots 14 and 16 and traversing a portion of the extreme westerly part of lot 14 to a point, said point being 40 feet east of the common line between lots 14 and 17; thence, parallel to and 40 feet east of the common line between lots 14 and 17, North 18° 54' East a distance of 145 feet to a point in the southerly right-of-way line of Vintage Place; thence, with the southerly right-of-way line of Vintage Place in a westerly direction with a curve to the left a distance of 50 feet, more or less, to the point of beginning. BOOK 4752 PAGE 486

The above described driveway easement also serves as an easement for South Central Bell and Nashville Electric Service.

Being part of the property conveyed to James E. Patterson, d/b/a Patterson Construction & Realty Co., by deed from Hilary H. Osborn and wife, of record in Book 4596, page 303, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 4704, page 991, Register's Office for Davidson County, Tennessee; owner's certificate,a 10-foot public utility and drainage easement on the rear tip of said lot, access driveway easement for the benefit of lot No. 15 on said plan, including easement for benefit of Nashville Electric Service and South Central Bell, as shown on plan of record in Book 4460, page 148, said Register's Office.

Evelyn Patterson, wife of the said James E. Patterson, joins in the execution of this instrument for the purpose of conveying and releasing any rights which she might have by reason of the marital status.

This is unimproved ( ) improved (X) property, known as ..... Vintage Place, 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 DR. WILLIAM M. DOAK and wife, JUNE B. DOAK, their ..... *heirs and assigns, forever.*

And I ..... *do covenant with the said* Dr. William M. Doak and wife, June B. Doak, ... *that* I am ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as hereinabove set forth, and taxes for the year 1973, subject to which this conveyance is executed.

And I. James E. Patterson d/b/a Patterson Construction & Realty Co., *do further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dr. William M. Doak and wife, June B. Doak, their ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 28th *day of* August, *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.*

James E. Patterson
James E. Patterson d/b/a Patterson Construction & Realty Co.

Evelyn Patterson
Evelyn Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sarah Moore Jr., a Notary Public in and for said County and State, the within named James E. Patterson, d/b/a Patterson Construction & Realty Co., and wife, Evelyn Patterson,

the bargainors, 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 28 day of August, 1973.

Sarah Moore Jr., Notary Public.

Commission Expires 10-24-73

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.....

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.....

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Nashville, Tenn. 37214

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WARRANTY DEED

FROM James E. Patterson

TO Dr. William M. Doak et ux

C 2 6 5 0 9

IDENTIF. REFERENCE

Oct 4 10 50 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Mail Back To
JOHN C. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

OCT-4	CONV	25,000.00			
OCT-4	S'TAX		A*	65.00	
OCT-4	PR'FEE		A*	.50	
OCT-4	W'DEED		A*	8.00	* 73.50