D E E D O F D I V I S I O N

BOOK 4753 PAGE 1

WHEREAS, John E. Patton, Margaret Ann Patton Warner and Sarah Patton Tate are the owners as tenants in common of the real properties hereinafter described, being the sole devisees under the will of Margaret Roesch Patton probated in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee; and

WHEREAS, said parties desire to divide in kind the said real properties by the execution of cross conveyances among and between themselves.

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements of the parties and in consideration of the transfer by each party to the other parties of the interest of such party in and to certain of the real properties hereinafter described, the receipt of which considerations are hereby acknowledged by the respective parties, We, John E. Patton and Margaret Ann Patton Warner have bargained and sold, and by these presents do transfer and convey as tenants in common unto Sarah Patton Tate, her heirs and assigns, our interests in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to-wit:

> Being parts of lots Nos. 136 and 137 on the Plan of the Boyd Home Tract, as of record in book 21, page 39, Register's Office for said County, and more fully described as follows:
> Said part of lot No. 136 is described as follows:
> Beginning on the southerly margin of West End Avenue, at a point 200 feet west of the westerly margin of 17th Avenue South, formerly Williams Avenue; thence with the southerly margin of West End Avenue westwardly 50 feet, more or less, to the dividing line between lots Nos. 136 and 137; thence with said line, southwardly 239 feet, more or less, to the northerly margin of Broadway, formerly Broad Street; thence with same, eastwardly 52 feet, more or less, to the westerly line of the property formerly owned by Mrs. M. L. Doaks; thence with said line, northwardly 226 feet, more or less, to the beginning.
> Said part of lot No. 137 is described as follows:
> Beginning on the southerly margin of West End Avenue at the dividing line between lots Nos. 136 and 137; thence with said Avenue, westwardly 50 feet; thence at right angles, southwardly 140.7 feet, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 50 feet to the line between lots Nos. 136 and 137; thence with said line, northwardly 139 feet 7 inches, more or less, to the beginning.
> Being a part of the real property conveyed to Margaret Roesch Patton by Partition Deed from John C. Roesch et al. of record in book 2601, page 348, Register's Office for said County, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton

by will
et al./of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This property is improved and is located at 1709-11 West End Avenue, and is Map Number 92-12 Parcel No. 480. Tax notices should be sent to Sarah Patton Tate, 611 South Wilson Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sarah Patton Tate, her heirs and assigns forever.

And we do covenant with the said Sarah Patton Tate that we are lawfully seized and possessed of an undivided interest in said land in fee simple; that we have a good right to convey our said interest and that same is unencumbered except for 1973 property taxes which are hereby assumed by the grantee.

And we, John E. Patton and Margaret Ann Patton Warner, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Sarah Patton Tate, her heirs and assigns against the lawful claims of all persons whomsoever.

And for the above recited considerations, We, John E. Patton and Sarah Patton Tate, have bargained and sold and by these presents do transfer and convey as tenants in common unto Margaret Ann Patton Warner, her heirs and assigns, our interests in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE: Being part of lot No. 2 on the map of George Shields' Subdivision of lot No. 53 of the Boyd Cockrill Spring Tract, as of record in book 57, page 45, Register's Office for said County, and more fully described as follows:
Beginning on the southerly margin of West End Avenue, as widened, at a point 12½ feet west of the line between lots Nos. 1 and 2; thence with said Avenue, westwardly 40.2 feet, more or less, to a point; thence in a southwesterly direction 14.05 feet, more or less, to the easterly margin of 28th Avenue South; thence with said Avenue, southwardly 124.8 feet, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 50 feet; thence northwardly 135.4 feet, more or less, to the beginning.
Being a part of the real property conveyed to Margaret Roesch Patton

by Partition Deed from John C. Roesch et al. of record in book 2601, page 348, Register's Office for said County, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This is unimproved property and located at 2707 West End Avenue, and is Map Number 104-03 Parcel Number 48. Tax notices should be sent to Margaret Ann Patton Warner, 1541 Harding Place, Nashville, Tennessee 37215.

TRACT TWO: Being lots Nos. 5 and 6 on Map of George Shields' Subdivision of Lot No. 53 of the Boyd Cockrill Spring Tract, of record in Book 57, page 45, Register's Office for said County.
Said lot No. 5 fronts 50 feet on the east side of 28th Avenue South, formerly Palmer Avenue, and runs back between parallel lines, along the south margin of an alley, 117 feet, more or less, to an alley in the rear. Excepted is a small triangle taken from northeast corner, for turn at junction of two alleys, along north and east lines.
Said lot No. 6 fronts 50 feet on the easterly side of 28th Avenue South, formerly Palmer Avenue, and runs back between parallel lines 117 feet on the north line and 117.4 feet on the south line to an alley, and shows 50 feet on said alley.
Being the same property conveyed by John E. Patton et ux. to Margaret Roesch Patton by deed of record in book 4602, page 544, said Register's Office, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This is unimproved property located at 106 28th Avenue South, and is Map Number 104-03 Parcel Number 51. Tax notices should be sent to Margaret Ann Patton Warner , 1541 Harding Place, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret Ann Patton Warner, her heirs and assigns forever.

And we do covenant with the said Margaret Ann Patton Warner that we are lawfully seized and possessed of an undivided interest in said land in fee simple; that we have a good right to convey our said interest and that same is unencumbered except for 1973 property taxes which are hereby assumed by the grantee.

And we, John E. Patton and Sarah Patton Tate, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said lands to the said Margaret Ann Patton Warner, her heirs and assigns, against the lawful claims of all persons whomsoever.

And for the considerations above recited, Margaret Ann Patton Warner and Sarah Patton Tate have bargained and sold and by these presents to transfer and convey, as tenants in common, unto John E. Patton, his heirs and assigns, our undivided interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Being lot No. 4 on the Plan of State Quarry Lots, being lot No. 5 on the Plan of State Quarry Lots, and also Lot No. 6 on the Plan of State Quarry Lots.
Said Lots Nos. 4, 5 and 6 front together 130.1 feet on the southerly side of Jo Johnson Avenue, formerly Line Street, and extend back between parallel lines, with the easterly margin of 13th Avenue, North, 133 feet to an alley.
Being a part of the same property conveyed to Margaret R. Patton by deed of record in book 3070, page 63 said Register's Office, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This is unimproved property located at 1211 Jo Johnson Avenue, and being Map Number 92-08 Parcel Number 199.

TRACT 2: Being part of lots Nos. 1, 2, 3 and 76 and the westerly part of the alley north of lots Nos. 1, 2 and 3 in Shelby's First Addition to Edgefield, as of record in book 12, page 524, said Register's Office, which said alley was closed by resolution No. 3177 passed December 26, 1928, by the Board of Public Works of the City of Nashville, also being part of lots Nos. 1 and 3 on plan No. 1 in the second division of the John Shelby Estate, as of record in Plan Book 1, page 63, Chancery Court at Nashville, described according to a copy of a survey thereof made August 21, 1929 by Erle Drake, County Surveyor, as follows:
Beginning at an iron pin on the easterly margin of North First Street, formerly the Whites Creek Pike, at the intersection of the northerly margin of the right-of-way of the L. & N. Spur Track; running thence northwardly with the easterly margin of North First Street 186.3 feet,. more or less, to the southwest corner of a lot conveyed by the Edgefield and Nashville Manufacturing Company to Joseph H. Peter and Company by deed in book 437, page 368, said Register's Office; thence eastwardly with the southerly line of said lot 114 feet to an iron pin in the westerly margin of Trinity or Dump Street; thence southwardly with the westerly margin of said street 55 feet to an iron pin in the northerly margin of the right-of-way of said L. & N. Spur Track; thence in a southwesterly direction with the northerly margin of said right-of-way 172 feet to the beginning.
ALSO, being land in Davidson County, Tennessee, described as follows:
Beginning at a point 100 feet south of the intersecting point in the eastern margin of line of Whites Creek Pike, now known as First Street, in formerly Edgefield, now the City of Nashville, County and State aforesaid, and the south line or margin of Sycamore Street, running thence south along the east marginal line of said Whites Creek Pike, now known as First Street in Edgefield, now East Nashville, 100 feet to a point in said east line; thence at parallel lines to said Sycamore Street, eastwardly 150 feet, more or less, to the west line of Trinity Pike or Street; thence northwardly with the west line of said Trinity Pike or Street 100 feet, more or less, to a point; and thence westwardly at parallel lines to Sycamore Street to the beginning point in the east line of said First Street.

Being a part of the same property conveyed to Margaret R. Patton by deed of record in book 3070, page 63 said Register's Office, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This is improved property located at 107-11 North First Street, being Map Number 82-14 Parcel Number 73.

TRACT 3: Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof by James A. Hamilton, Jr., Surveyor, September 25, 1947, as follows:
Beginning at a point in the center line of West Trinity Lane, near the edge of the concrete paving on the present location of the Dickerson Pike, being near the center line of the old location of the Dickerson Pike; thence with the center line of said West Trinity Lane, north 87 degrees west 164 feet, more or less, to a point opposite a fence line, and running along the fence south 13 degrees 30 minutes west 149 feet, more or less, to an iron pin; thence south 74 degrees east 150 feet, more or less, to a point near the west margin of the concrete paving of Dickerson Pike, as now located, said point being near the center line of the Old Dickerson Pike; thence with the margin of the same approximately along the edge of the concrete paving, north 16 degrees 30 minutes east 177 feet, more or less, to the point of beginning.
Being a part of the same property conveyed to Margaret R. Patton by deed of record in book 3070, page 63 said Register's Office, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This is improved property located at 2208 Dickerson Pike, being Map Number 71-07 Parcel Number 71.

TRACT 4: Being the easterly part of lot No. 21 on the Plan of the Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S. M. McMurray Company, Engineers, May 10, 1950, as follows:
Beginning on the southerly margin of Old Trinity Lane 134.85 feet west of the westerly margin of Dickerson Road; thence with the southerly margin of said Old Trinity Lane westwardly 98 feet to a point 10 feet east of the corner of lots Nos. 20 and 21 as shown on said survey; thence southwardly and parallel with the line between said two lots 145 feet, more or less, to a point in the northerly line of lot No. 1 onthe Plan of Linda Jacob Subdivision, Section 1, as of record in book 2083, page 7, Register's Office for said County; thence with the northerly line of said lot No. 1 south 88 degrees east 66.7 feet to a concrete monument, the northeast corner of said lot No. 1; thence northwardly 148.4 feet to the beginning.
Being a part of the same property conveyed to Margaret R. Patton by deed of record in book 3070, page 63 said Register's Office, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This is improved property located at 106 Old Trinity Lane, being Map Number 71-07 Parcel Number 70.

TRACT 5: Being lot No. 7 on the Map of John H. Williams Subdivision of Blocks 147 and 148 in the Boyd Home Tract, as of record in book 57, page 154, said Register's Office.
Said lot No. 7 fronts 40 feet on the southerly side of West End Avenue and runs back between parallel lines, with the easterly margin of Lyle Avenue 150 feet to an alley.

Being a part of the same property conveyed to Margaret R. Patton by deed of record in book 3070, page 63 said Register's Office, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This is unimproved property located at 1911 West End Avenue, being Map Number 92-16 Parcel Number 112.

TRACT 6: Being Lot No. 14 on the Map of McGavock's Homestead Addition, as of record in book 57, page 9, said Register's Office.
Said lot No. 14 fronts 50 feet on the easterly side of Sixth Avenue North, and runs back between parallel lines 166 feet 3 inches to an alley.
Being the same property conveyed to Margaret Roesch Patton by deed of record in book 1198, page 471, said Register's Office, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This is improved property located at 1318-20 Sixth Avenue North, being Map Number 82-09 Parcel Number 54.

TRACT 7: Being lot No. 43 of block No. 5 on the Plan of Richland Realty Company's First Subdivision, Division "A", as of record in book 161, page 151, Register's Office for said County, which said plan shows the same subdivided into blocks but does not show the blocks subdivided into small lots.
According to a printed copy of an unregistered plan subdividing said blocks into lots, said lot No. 43 fronts 100 feet on the northerly side of West End Avenue and extends back between parallel lines 200 feet to a dead line.
Being the same property conveyed to Margaret Roesch Patton by deed of record in book 2436, page 548 said Register's Office, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This conveyance is made subject to easement for 8 inch sewer across premises shown as sewer No. 295-A on the plans in the Office of the City Engineer of the City of Nashville.

This is improved property located at 3608 West End Avenue, being Map Number 104-09 Parcel Number 141.

TRACT 8: Being Lot No. 41 of Block No. 5 on the Plan of Richland Realty Company's Division "A".
A plan showing subdivision of said property into large blocks is of record in Book 161, page 151, said Register's Office, but said plan does not show the subdivision of blocks into small lots.
According to a printed copy of an unregistered plan subdividing said blocks into small lots, said lot No. 41 is described as follows:

Beginning on the northerly margin of West End Avenue at a point 300 feet east of Craighead Street; thence at right angles, northwardly 200 feet to the southwest corner of Lot No. 42; thence with the line between Lots Nos. 41 and 42, eastwardly 80 feet to the corner of Lots Nos. 41 and 43; thence at right angles and with the line between lots Nos. 41 and 43, southwardly 200 feet to the northerly margin of West End Avenue; thence with said Avenue, westwardly 80 feet to the beginning.
Being the same property conveyed to Margaret R. Patton by deed of record in book 2999, page 329, said Register's Office, and being a part of the real property devised by Margaret Roesch Patton to John E. Patton et al. by will of record in Will Book 106, page 317 County Court Clerk's Office of Davidson County, Tennessee.

This is improved property located at 3610 West End Avenue, being Map Number 104-09 Parcel Number 142.

Tax notices covering all of the above described eight tracts should be sent to John E. Patton, 3610 West End Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Patton, his heirs and assigns forever.

And we do coyenant with the said John E. Patton that we are lawfully seized and possessed of an undivided interest in said lands in fee simple; have a good right to convey said interests and that same is unencumbered except for 1973 property taxes which are hereby assumed by the grantee.

And we, Margaret Ann Patton Warner and Sarah Patton Tate , do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said lands to the said John E. Patton, his heirs and assigns, against the lawful claims of all persons whomsoever.

John E. Patton, as Executor of the estate of Margaret Roesch Patton, joins in this instrument for the purpose of conveying and quit-claiming all such right, title and interest, if any, as he may have in the afore-described real properties and does by these presents hereby convey and quit-claim to the respective grantees herein all such right, title and interest, if any, as he, as Executor of said estate, may have in the aforedescribed properties.

WITNESS the signatures of the respective parties hereto on this

C 2 6 7 5 3

IDENTIF. REFERENCE

Oct 5 2 27 PM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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the 4 day of October 1973.

John E. Patton

Margaret Ann Patton Warner

Sarah Patton Tate

John E. Patton, Exec.

John E. Patton, Executor of the estate of Margaret Roesch Patton

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

OCT-5P MISC A* 16.00 * 16.00

Personally appeared before me, J. Ross Cheshire, Jr. a Notary Public in and for said County and State, the within named John E. Patton, individually and as Executor of the estate of Margaret Roesch Patton, Margaret Ann Patton Warner, and Sarah Patton Tate, 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 4 day of October 1973.

Notary Public

My commission expires: 1-26-77

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE MY COMMISSION EXPIRES JAN. 26 1977

Mail

This instrument prepared by

J. Ross Cheshire, Jr.

Attorney

Box 15202, Nashville, Tn. 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

No monetary consideration is involved for transfer of the above properties.

Affiant

sworn to and subscribed before me this 5th day of October, 1973.

Notary Public

My commission expires: [illegible]