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

WARRANTY DEED

BOOK 4754 PAGE 355

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Marshall et ux	Same	145-5
(NAME): 2141 CAPERS AVENUE	(NAME):	31
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tennessee	(STREET ADDRESS): Same	AG
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail
xo7

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,

OCT 10 CONV 22,500.00
OCT 10 STAX A* 58.50
OCT 10 PRFEE A* .50
OCT 10 WDEED A* 6.00 * 65.00

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* JOHN B. MARSHALL and wife, HELEN M. MARSHALL, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 15 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument at the common corner of Lots Nos. 15 and 16, said point being at the southeast corner of a driveway easement as shown on said plan; thence with a line between said two lots South 46° 14' West 237.2 feet to a concrete monument; thence South 65° 7' West 362.1 feet to a concrete monument, the common rear corner of lots numbers 15, 16 and 17; thence South 86° 2' East 612.86 feet to a point, the common rear corner of Lots Nos. 15 and 13; thence with a line between said two lots North 6° 54' East 153.7 feet to a concrete monument; thence North 32° 36' West 240 feet to the point of beginning.

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

Grantor also conveys to Grantees the rights to the driveway easement to Vintage Place for the purpose of ingress and egress as shown on said plat.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 8 day of October 19 73

James E. Patterson
Affiant

My commission expires: My Commission Expires August 16, 1977
(Affix Seal)

Margaret L. Harden
Notary Public

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, 10-foot easement for public utilities and drainage, as shown on plan of record in Book 4460, page 148, Register's Office for said County.

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

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IDENTIF. REFERENCE

OCT 10 2 58 PM '73
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved ( ) property, known as ..... 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 JOHN B. MARSHALL and wife, HELEN M. MARSHALL, their *heirs and assigns, forever.*

And I *do covenant with the said* John B. Marshall and wife, Helen M. Marshall, *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* John B. Marshall and wife, Helen M. Marshall, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8th *day of* October, *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, Margaret U. Gooden, 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 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 8 day of October, 19 73.

Margaret U. Gooden, Notary Public.

Commission Expires My Commission Expires August 16, 1977

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.....