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"THIS INSTRUMENT PREPARED BY JAMES I. VANCE BERRY ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. E. C. Tompkins (NAME:)	Same (NAME:)	
4431 East Brookfield Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	130-13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	36 Pat

For and in Consideration of the sum of One ($1.00) Dollar and in exchange for the conveyance of other real estate to the undersigned, the receipt and sufficiency of which is hereby acknowledged, James T. Patterson and William J. Wilson, Jr.

JAN29 CONV 97,500.00
JAN29 STAX A* 253.50
JAN29 PBFEE A* .50
JAN29 WDEED A* 6.00 * 260.00

have bargained and sold, and by these presents do transfer and convey unto E. C. Tompkins and wife, Agnes Gray Dexter Tompkins, 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. 16 on the Revised Plan of Woodard's Warner Park Subdivision, of record in Book 1130, page 87, Register's Office for said County.

Said Lot fronts 125 feet on the westerly side of East Brookfield Drive, and runs back between lines of 298.7 feet on the north line and 323.5 feet on the south line to a dead line on which it measures 215.1 feet.

Being the same property conveyed to James T. Patterson and William J. Wilson, Jr., by Quitclaim Deed from James I. Vance Berry, Trustee, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to owner's certificate, a 100-foot minimum building setback line from East Brookfield Drive, and a 10-foot easement for public utility purposes along the rear line of said lot, as shown on plan of record in Book 1130, page 87, Register's Office for Davidson County, Tennessee.

This conveyance also includes all wall to wall carpets, draperies and curtains located in said premises.

NOTARY PUBLIC L. CHENAULT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 97,500.00

Affiant

Subscribed and sworn to before me, this the 28th day of January, C. 1974

Notary Public

My Commission expires: Commission Expires August 17, 1976
(Affix Seal)

unimproved ( )
This is improved (X) property, known as East Brookfield Drive, 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 Grantees, their *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our *hands this* 28th *day of* January, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James T. Patterson
James T. Patterson

William J. Wilson, Jr.
William J. Wilson, Jr.

Mary Frances Patterson
Mary Frances Patterson

Patricia S. Wilson
Patsy S. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Pamela Jo Loftin, a Notary Public in and for said County and State, the within named James T. Patterson and William J. Wilson, Jr. PATRICIA S. WILSON AND MARY FRANCES 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 28th day of January, 1974.

Pamela Jo Loftin
Notary Public.

PAMELA JO LOFTIN NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES APRIL 23, 1977

Commission Expires April 23, 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.....

FILED FOR REGISTRATION
DAVIDSON COUNTY, TENN.
JAN 29 1974
1:58 PM

IDENTIFICATION REFERENCE

6401.2.6

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.....