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

WARRANTY DEED

BOOK 4789 PAGE 225

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce G. Davis	Same	
c/o Third National Bank (NAME)	c/o Third National Bank (NAME)	142-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	256

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,

FEB 19 CONV *6,915.00
FEB 19 S'TAX A* 17.94
FEB 19 PR'FEE A* .50
FEB 19 DEED A* 6.00 * 24.44

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,
have bargained and sold, and by these presents do transfer and convey unto the said BRUCE G. DAVIS, his
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 304 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the westerly side of Saddle Drive, the southeast corner of the described lot and in the northerly line of Lot No. 303; thence South 58° 59' West, 310.6 feet to a point, the common rear corner of Lots Nos. 304 and 303; thence North 31° 31' West, 50 feet to a concrete monument; thence North 16° 16' 30" East, 174.95 feet to an iron pin in concrete; thence with the line between Lots Nos. 304 and 305, South 88° 58' East, 225.0 feet to a concrete monument in the westerly margin of Saddle Drive; thence with the westerly margin of said drive, South 21° 32' East, 50 feet to the point of beginning.

Being part of the property conveyed to James E. Patterson, by deed from Ethelred Phillips Horn, Jr., et al, of record in Book 3935, page 104, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4643, page 946, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot building setback line from Saddle Drive, a 10-foot public utility and drainage easement along the rear line, as shown on plan of record in Book 4460, page 108, said Register's Office.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 6,915.00
Affiant
Subscribed and sworn to before me, this the 17 day of January 1974
My commission expires: My Commission Expires August 16, 1974
(Affix Seal)
Notary Public

C 4 2 4 0 9

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IDENTIF. REFERENCE

FEB 19 11 36 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved (X) improved ( ) property, known as Saddle Drive, Bellevue, 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 BRUCE G. DAVIS, his *heirs and assigns, forever.*

And we *do covenant with the said* Bruce G. Davis *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.*, except as herein-above set forth, and taxes for 1974, subject to which this conveyance is executed.

And we, James E. Patterson and wife, Evelyn Patterson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bruce G. Davis, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 17th *day of* January, *1974*, *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

Evelyn Patterson
Evelyn Patterson

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret V. Gooden, a Notary Public in and for said County and State, the within named James E. Patterson and wife, Evelyn Patterson,

MARC

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 17 day of January, 19 74.

Margaret V. Gooden, Notary Public.

My Commission Expires August 16, 1977

Commission Expires

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.