WARRANTY DEED

BOOK 4790 PAGE 986

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy M. Brown et ux	Same	Map 142-3
(NAME) 133 LAIRD Rd.	(NAME)	Pat. 42
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

MO

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,

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,

have this day bargained and sold, and do hereby transfer and convey unto the said BILLY M. BROWN and wife, HAZEL L. BROWN, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 380 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 380 fronts 75.77 feet on the northerly side of Cavalier Road and runs back between lines 165.3 feet on the westerly line and 211.85 feet on the easterly line to a dead line in the rear on which it measures 102.1 feet.

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 Cavalier Road, a 10-foot public utility and drainage easement along the easterly and northerly lines and a 5-foot public utility and drainage easement on the westerly line, as shown on plan of record in Book 4460, page 108, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $7,000.00

Subscribed and sworn to before me, this the 25 day of February 1974

My commission expires My Commission Expires August 16, 1974 (Affix Seal)

Affiant: James E. Patterson

Notary Public: Margaret V. Gooden

This is unimproved (X) improved ( ) property, known as Cavalier Road, Bellevue, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said BILLY M. BROWN and wife, HAZEL L. BROWN, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as hereinabove set forth, and taxes for the year 1974, subject to which this conveyance is executed.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Billy M. Brown and wife, Hazel L. Brown, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 25 day of February, 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

This instrument prepared by
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

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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, James E. Patterson and wife, Evelyn Patterson,

the within named 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 25 day of February, 1974.

My Commission Expires August 16, 1977 Margaret V. Gooden 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

FEB25	CONV	*7,000.00				*
FEB25	S TAX		A*	18.20		
FEB25	PR FEE		A*	.50		
FEB25	W DEED		A*	4.00	* 22.70	

WARRANTY DEED

FROM
James E. Patterson et ux

TO
Billy M. Brown et ux

C 43238

IDENTIF. REFERENCE

FEB 25 10 57 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE