BOOK 4793 PAGE 114

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 19 74.

Notary Public

MY COMMISSION EXPIRES: 8-17-76

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene F. Oyster, Jr. (NAME)	Lomas & Nettleton Company (NAME)	04D 24495
701 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 75-8
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 54

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher L. Patron et ux Penny L. Patron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene F. Oyster, Jr. et ux Mary J. Oyster

HEREINAFTER CALLED THE GRANTEES, 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. 259, Section 4, Tulip Grove Subdivision, of record in Book 4175, page 12, Register's Office, Davidson County, Tennessee.

SAID Lot No. 259 fronts 80.00 feet on the northeasterly side of Albany Drive and extends back 162.58 feet on the northwesterly line and 162.15 feet on the southeasterly line to a dead line at the rear, measuring 80.00 feet thereon.

BEING the same property conveyed to Christopher L. Patron et ux Penny L. Patron by deed from J. Robert Cannon, Trustee, of record in Book 4480, page 783, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to all restrictions and easements of record in the Register's Office for said County.

GRANTEES herein agree to assume and pay a first mortgage payable to Lomas & Nettleton Company of record in Book 4480, page 785, Register's Office, Davidson County, Tennessee.

Escrow account to be transferred to grantees.

This is unimproved ( ) improved (X) property, known as 701 Albany Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this first day of March, 19 74

Christopher L. Patron

Christopher L. Patron

Penny L. Patron

Penny L. Patron

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Patron et ux Penny L. Patron

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 1st day of March 19 74

Commission expires 8-17-76

Harold Reis
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

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WARRANTY DEED

FROM
CHRISTOPHER L. PATRON ET UX

TO
EUGENE F. OYSTER, JR. ET UX

IDENTIF. REFERENCE

MAR 4 11 48 AM '74
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX # 12

MAR-4	CONV	35,500.00			
MAR-4 S TAX			A*	92.30	
MAR-4 PR FEE			A*	.50	
MAR-4	W'DEED		A*	4.00	* 96.80