THIS INSTRUMENT PREPARED BY: H. Philip Sadler, Attorney, 2623 Lebanon Rd., Donelson, Tennessee 37214

Buyer: Howard Gannon Jr. 4468 Baton Rouge Dr. Attorney Hermitage, Tenn

WARRANTY DEED BOOK 4794 PAGE 966 ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No.

SEND TAX NOTICES TO: Howard Gannon Jr. Hermitage, Tn.

ADDRESS: 3200 Patriot Cove. Virginia Beach Va.

75-7

74 pd

For and in Consideration of the sum of $10.00

Ten and no/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the grantees herein to pay the present unpaid balance due under a certain note dated December 5, 1969 payable to Murphree Mortgage Company and secured by a Deed of Trust, in Book _____, page_____, in the Register's Office for Davidson County, Tennessee, we,

Roger Thomas Patterson and wife, Elizabeth W. Patterson,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Howard Gannon, Jr. and wife, Helen E. Gannon their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Tulip Grove, Section IV, as of record in Book 4175, page 12, Register's Office for said County.

Said Lot No. 186 fronts 75.00 feet on the northwesterly margin of Baton Rouge Drive and runs back 266.17 feet on the southwesterly line and 189.21 feet on the northeasterly line, to a line in the rear on which it measures 145.34 feet thereon.

Being the same property conveyed to Roger Thomas Patterson and wife, Elizabeth W. Patterson, by deed from Walter L. Hoffman, Jr. and wife, Eileen D. Hoffman, of record in Book 4538, pages 20 & 21, in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard Gannon, Jr. and wife, Helen E. Gannon their heirs and assigns, forever.

And we do covenant with the said Howard Gannon, Jr. and wife, Helen E. Gannon 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.

And we, Roger Thomas Patterson and wife, Elizabeth W. 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 Howard Gannon Jr. and wife, Helen E. Gannon, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9 day of ~~February~~ March, 1974

Roger Thomas Patterson

Elizabeth W. Patterson

STATE OF TENNESSEE
Davidson County

BOOK 4794 PAGE 967

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Thomas Patterson and wife, Elizabeth W. 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 9 day of ~~February~~ March 1974.

Commission expires 3/18/74

H. Philip Sadler
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM ROGER THOMAS PATTERSON ET UX

TO HOWARD GANNON, JR. ET UX

C 4 5 0 2 6

IDENTIF. REFERENCE

MAR 11 11 19 AM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

MAR 11 74	CONV	38,000.00		
MAR 11 74	STAX		A*	98.80
MAR 11 74	PO FEE		A*	.50
MAR 11 74	RECD		A*	4.00 * 103.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

AFFIANT Roger T. Patterson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March 19 74

NOTARY PUBLIC H. Philip Sadler

MY COMMISSION EXPIRES 3/18/74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.