# WARRANTY DEED

BOOK 4798 PAGE 124

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Billy M. Brown et ux (NAME) | Same (NAME) | |
| 133 Zaid Rd (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 142-3 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Same (CITY) (ZONE) (STATE) | 54 Pt |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)----------

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cash in hand paid and other good and valuable considerations, the *Dollars,* 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. 324 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. 324 fronts 119.30 feet on the southerly side of Stirrup Drive and runs back between lines 162.4 feet on the westerly line and 137.6 feet on the easterly line to a dead line in the rear on which it measures 74.7 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 Stirrup Drive, a 10-foot public utility and drainage easement along the rear line and anchor easements on the northeast and northwest corners of said lot, 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 $ 7,500.00

Subscribed and sworn to before me, this the 20 day of March 19 74

James E. Patterson

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

Margaret H. Gooden
Notary Public

This is improved ( ) unimproved (X) property, known as Stirrup Drive, 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 *hand* s *this* 20th *day of* March, 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 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

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 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 20 day of March, 19 74.

Margaret V. Gooden Notary Public

Commission expires My Commission Expires August 16, 1977

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 _____

MAR21'74 CONV *7,500.00
MAR21'74 S TAX A* 19.50
MAR21'74 PR FEE A* .50
MAR21'74 W DEED A* 4.00 * 24.00

WARRANTY DEED

FROM
James E. Patterson et ux

TO
Billy M. Brown et ux

C 46504

IDENTIF. REFERENCE

MAR 21 10 27 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 256-2056
NASHVILLE, TENNESSEE