THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney
223 Madison Street
Madison, Tennessee 37115

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HERMAN WIND, TRUSTEE	HERMAN WIND, TRUSTEE	42-16
(NAME): Same	(NAME):	
	410 South Gallatin Road	212
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	Madison, Tennessee, 37115 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100---------- *DOLLARS*

cash in hand, paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

APR-5	CONV	90,000.00			
APR-5 STAX			A*	234.00	
APR-5 PAT FEE			A*	.50	
APR-5 WDEED			A*	8.00	* 242.50

have bargained and sold, and by these presents do transfer and convey unto the said HERMAN WIND, Trustee, with full authority to lease, sell, transfer, convey, encumber, mortgage or otherwise convey without joinder of beneficiary *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

E. GRAVES PATE, J. H. PATE and ALBERTA PATE HARRIS, an undivided one-half interest as tenant in common; and ELIZABETH GRAVES KIRKPATRICK and MARTHA MARNA GRAVES, an undivided one-half interest as tenant in common,

Certain tracts or parcels of land located in the 11th Civil District of Davidson County, Tennessee being Lots Nos. 81, 82, 83 on the map of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Lots Nos. 81 and 82, each, front 49 feet, the easterly side on a 40 feet street, and run back easterly between parallel lines, 150 feet, the southerly line running with the northerly margin of Harris Avenue, to the westerly line of Lot No. 80.

Lot No. 83 fronts 48 feet on the easterly side of said 40 foot street, and runs back easterly to the westerly line of Lot No. 80 and shows 41 feet on said line. The northerly line of Lot No. 83 runs easterly with the northerly line of said subdivision.

Included in the above excluded from this conveyance is the following described property previously conveyed R. L. McGaugh et ux, Sara McGaugh on November 6, 1944 per Deed Bk. _____, page _____, Register's Office for Davidson County, Tennessee.

Being the west 28 feet front and 7 feet rear of Lot No. 80 and the east parts of Lots Nos. 81, 82 and 83, on the map of Madison Realty Company's subdivision at Madison, of record in Book 547, page 164, said Register's Office for said county, and described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me, this the 1st day of April, 19 76

Affiant

My commission expires November 6th, 1976

(Affix Seal)

Notary Public

Beginning at a point in the north margin of Harris Avenue 128 feet easterly margin of a 40 foot street adjoining the Gallatin Road shown on said plan, said point also being 22 feet west of the common corner of Lots Nos. 80 and 81; thence northerly 135 feet more or less to the north line of Lot No. 83, and being 43 feet west of the common northerly corner of Lot Nos. 80 and 83; thence easterly along the north line of Lot Nos. 83 and 80, 50 feet to a point which is 7 feet east of the common northerly corner of Lots Nos. 80 and 83; thence southerly 135 feet more or less to the north margin of Harris Avenue, which point is 50 feet west of the corner of Lots Nos. 79 and 80; thence with the north margin of Harris Avenue westerly 50 feet to the point of the beginning.

Being the property conveyed to George B. Graves, a 1/2 undivided interest by deed from Virgil R. Hall, Trustee, of record in Book 874, page 450, and to J. J. Pate a 1/2 undivided interest by deed from B. R. Kennedy, of record in Book 911, page 577, said Register's Office.

We, E. Graves Pate, J. H. Pate and Alberta Pate Harris received an undivided 1/2 interest as tenants in common from our parents J. J. Pate and wife, Lena Graves Pate, both deceased and Elizabeth Graves Kirkpatrick and Martha Marna Graves received an undivided 1/2 interest as tenants in common from George B. Graves, who died in 1958, per Will Book 70, page 417, Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 419 Gallatin Road, Madison, Tennessee 37115 (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 grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* grantee *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 shown of record.

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* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* April, *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.*

E. Graves Pate

J. H. Pate

Alberta Pate Harris

Elizabeth Graves Kirkpatrick

Martha Marna Graves

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. GRAVES PATE, J. H. PATE, ALBERTA PATE HARRIS, ELIZABETH GRAVES KIRKPATRICK AND MARTHA MARNA GRAVES

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 1st day of April, 19 74.

Jane Williams, Notary Public.

Commission Expires July 27, 1977.

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 .

WARRANTY DEED

FROM

E. GRAVES PATE, J. H. PATE, ALBERTA PATE HARRIS, ELIZABETH GRAVES KIRKPATRICK and MARTHA MARNA GRAVES

TO

HERMAN WIND, Trustee

C 4 8 7 9 6

IDENTIF. REFERENCE

APR 5 3 26 PM '74

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

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Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115