BOOK 4804 PAGE 205

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. O. Ritchason d/b/a J. Ritchason & Sons	O. Same	Map 142-3
464 James Robertson Blvd. Suite 1312 (STREET ADDRESS OR ROUTE NUMBER)	(NAME:) (STREET ADDRESS)	Parcel 17
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

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,

APR 10 ?? CONV *7,250.00
APR 10 ?? S'TAX A* 18.72
APR 10 ?? PR'FEE A* .50
APR 10 ?? W'DEED A* 6.00 * 25.22

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON, *have bargained and sold, and by these presents do transfer and convey unto the said* J. O. RITCHASON D/B/A J. O. RITCHASON & SONS, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 355 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the easterly margin of Stirrup Drive, the common front corners of Lots Nos. 355 and 356; thence northwardly along the easterly margin of Stirrup Drive 124.59 feet to a concrete monument, the beginning of a curve; thence with a curve to the right having a radius of 25 feet northeastwardly 35.91 feet to a concrete monument in the southerly margin of Stirrup Court; thence with the southerly margin of Stirrup Court, eastwardly 130.4 feet to a point, the common corner of Lots Nos. 354 and 355; thence with a line between said lots southwardly 170.8 feet to a concrete monument, a common rear corner of Lots Nos. 354,355 and 356; thence along the line between Lots Nos. 355 and 356 westwardly 175.4 feet to the point of beginning.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 7,250.00

Subscribed and sworn to before me, this the 22 day of March 19 74

James E. Patterson
Affiant

My commission expires: My Commission Expires August 16, 1977 (Affix Seal)

Margaret V. Gooden
Notary Public

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 30-foot building setback line from Stirrup Court, a 10-foot public utility and drainage easement in the southeast corner and an anchor easement at the northeast corner, as shown on plan of record in Book 4460, page 108, said Register's Office.

unimproved (X)
This is improved ( ) property, known as Stirrup Drive, Bellevue, Tennessee
(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 J. O. RITCHASON D/B/A J. O. RITCHASON & SONS, his *heirs and assigns, forever.*

And we *do covenant with the said* J. O. Ritchason d/b/a J. O. Ritchason & Sons *that* we do *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set forth, and taxes for the year 1974, subject to which this conveyance is executed.

And we, James E. Patterson and wife, Evelyn 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* J. O. Ritchason d/b/a J. O. Ritchason & Sons, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* this 22nd *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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret V. Gooden, a Notary Public in and for said County and State, the within named James E. Patterson and wife, Evelyn Patterson,

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 22 day of March, 19 74.

Margaret V. Gooden, Notary Public.

Commission Expires My Commission Expires August 16, 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 _____

IDENTIFICATION FEE $ 4.92 Mar 10 3 37 PM '74 FELIX J. WISS REGISTER DAVIDSON COUNTY, TENN.

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 _____