BOOK 4804 PAGE 208

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 (NAME:)	142-3
464 James Robertson Blvd Suite 1312 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25 pt
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 7 CONV *7,000.00
APR 10 7 S TAX A* 18.20
APR 10 7 PR FEE A* .50
APR 10 7 W DEED A* 6.00 * 24.70

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. 363 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 corner of Lots Nos. 362 and 363 on said plan; thence eastwardly along the line between said lots 115.0 feet to a concrete monument, the common rear corner of Lots Nos. 362, 363, 364 and 365; thence southwardly along the line between Lots Nos. 363 and 364, 136.0 feet to a point in the margin of Wagon Drive; thence along the margin of Wagon Drive westwardly 74.6 feet to a concrete monument, the beginning of a curve; thence with a curve to the right having a radius of 25 feet 35.70 feet to a concrete monument in the easterly margin of Stirrup Drive; thence northwardly along the margin of Stirrup Drive, 100.0 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 Pride
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 $ 7,000.00

Subscribed and sworn to before me, this the 8 day of April, 1976

My Commission Expires August 16, 1977

James E. Patterson
Affiant

Margaret V. Gordon
Notary Public

My commission expires: _____
(Affix Seal)

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 30-foot building setback line from Stirrup Drive, a 40-foot building setback line from Wagon Drive, a 10-foot public utility and drainage easement in the northeast corner of said lot and an anchor easement at the northwest corner as shown on plan of record in Book 4460, page 108, said Register's Office.

C 4 9 2 4 4

IDENTIF. REFERENCE

APR 10 10 30 AM '74

FELIX [illegible]
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved ( ) property, known as _____ 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 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 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* s *this* 8th *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.*

James E. Patterson
James E. Patterson

Evelyn Patterson
Evelyn Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor, 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 8 day of April, 19 74

Margaret V. Gooden, Notary Public.

My Commission Expires August 16, 1977

Commission Expires

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