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

WARRANTY DEED

BOOK 4804 PAGE 346

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy M. Brown, et ux (NAME)	Same (NAME)	142-3
133 Laird Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	53
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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. 323 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. 323 begins at a point in the westerly margin of Stirrup Drive, the common front corner of Lots Nos. 323 and 324; thence southwardly along said margin of Stirrup Drive, 148.00 feet to a concrete monument, the beginning of a curve to the right; thence with said curve, with a radius of 25.00 feet to a concrete monument in the northerly margin of Cavalier Road; thence westwardly along said margin of Cavalier Road 132.0 feet to a point, the common corner of Lots Nos 323 and 322; thence northwardly along the line between said Lots 95.7 feet to a concrete monument, the common rear corner of Lots Nos. 322, 323, and 324; thence eastwardly along the line between Lots Nos. 323 and 324, 137.6 feet to the point of beginning.

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 Cavalier Rd; a 10-foot public utility and drainage easement along the westerly line; an anchor easement in the northeast corner of said lot and overhang easements as shown on the Plan of record in Book 4460 Page 108, said Registers Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7000.00

Affiant: James E. Patterson

Subscribed and sworn to before me, this the 10 day of April, 19 74

Notary Public: Margaret V. Goodlett

My commission expires: My Commission Expires August 16, 1977

(Affix Seal)

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

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

Witness our hand s *this* 10th *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.*

Evelyn Patterson
Evelyn Patterson

James E. Patterson
James E. Patterson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

the within named 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 10 day of April, 19 74.

My Commission Expires August 16, 1977

Margaret V. Gooden 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

APR 10 74	CONV	*7,000.00			
APR 10 74 S'TAX			A*	18.20	
APR 10 74 PR'FEE			A*	.50	
APR 10 74	W'DEED		A*	4.00	* 22.70

WARRANTY DEED

FROM
James E. Patterson, et ux

TO
Billy M. Brown, et ux

C 4 9 2 9 6

IDENTIF. REFERENCE

APR 10 2 28 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE