BOOK 4823 PAGE 694

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Jeffares et ux (NAME)	Third National Bank (NAME)	
1213 Vintage Place (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	145-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37244 (CITY) (ZONE) (STATE)	36 Pt

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,

JUN 11 74 CONV 99,212.50
JUN 11 74 S'TAX A* 257.92
JUN 11 74 PR'FEE A* .50
JUN 11 74 W'DEED A* 8.00 * 266.42

I, JAMES E. PATTERSON d/b/a PATTERSON CONSTRUCTION & REALTY CO., *have bargained and sold, and by these presents do transfer and convey unto the said* WILLIAM J. JEFFARES and wife, CAROLYN C. JEFFARES, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 20 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 begins at a point in the southerly margin of Vintage Place, the common front corners of Lots Nos. 20 and 21; thence along said margin of said road,North 44° 37' East 211.5 feet to a point; thence South 23° 46' East 350.9 feet to a concrete monument; thence South 12° 02' West 356.8 feet to a point; thence North 86° 02' West 5.00 feet to a point; thence North 22° 05' West 560.3 feet to the point of beginning.

Being part of the property conveyed to James E. Patterson d/b/a Patterson Construction & Realty Co., by deed from Hilary H. Osborn and wife, of record in Book 4596, page 303, Register's Office for said County.

NOTARY PUBLIC ... TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 99,212.50

Subscribed and sworn to before me, this the 6 day of June 19 74

James E. Patterson
Affiant

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

Margaret V. Gardner
Notary Public

This conveyance is made subject to restrictive covenants of record in Book 4704, page 991, Register's Office for Davidson County, Tennessee; owner's certificate, a 10-foot easement for public utilities and drainage along the southerly line, a 10-foot Nashville Electric Service overhang easement along the easterly line, a 75-foot setback line from Vintage Place, anchor easements in the northeast and northwest corners and overhang easements, as shown on plan of record in Book 4460, page 148, Register's Office for said County.

Evelyn Patterson, wife of the said James E. Patterson, joins in the execution of this instrument for the purpose of releasing and conveying any interest therein which she might have by reason of the marital status.

unimproved ( )
This is improved (X) property, known as Vintage Place, Nashville, 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 WILLIAM J. JEFFARES and wife, CAROLYN C. JEFFARES, their *heirs and assigns, forever.*

And I *do covenant with the said* William J. Jeffares and wife, Carolyn C. Jeffares, *that* I am *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 I, James E. Patterson d/b/a Patterson Construction & Realty Co., *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William J. Jeffares and wife, Carolyn C. Jeffares, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* June, *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 d/b/a Patterson Construction & Realty Co.

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 d/b/a Patterson Construction & Realty Co., 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* 6 *day of* June, *19* 74.

Margaret V. Goodell, *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.....

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.....

(1)

WARRANTY DEED

FROM

James E. Patterson d/b/a Patterson Construction & Realty Co.

TO

William J. Jeffares et ux

C 5 8 1 3 7

IDENTIF. REFERENCE

JUN 11 9 04 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208