BOOK 1827 PAGE 829

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Patrick Flynn (NAME)	Same (NAME)	
214 Third Avenue North (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	145-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	19 plat

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 24 74	CONV	20,000.00			
JUN 24 74	S'TAX		A*	52.00	
JUN 24 74	PR'FEE		A*	.50	
JUN 24 74	W'DEED		A*	6.00	* 58.50

C60058

T
IDENTIF. REFERENCE

JUN 24 1 16 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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* CHARLES PATRICK FLYNN and wife, JOY B. FLYNN, 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. 2 on the Plan of Vintage Place, as of record in Plan Book 4460, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 200 feet on the easterly side of Tyne Boulevard and extends back 431.5 feet on the northerly line and 431.5 feet on the southerly line to a dead line, measuring 200 feet thereon.

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.

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, 10-foot easement for public utilities and drainage along the northerly line, the easterly line, and across the northeasterly corner of premises; a 125-foot minimum building setback line from the easterly margin of Tyne Boulevard, as shown on plan of record in Book 4460, page 148, Register's Office for said County.

This instrument prepared by
Schulman, McCarley, Hollins and Pridemore
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 $ 20,000.00

Subscribed and sworn to before me, this the 6 day of June 1974

James E. Patterson
Affiant

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

Margaret U. Goodlett
Notary Public

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 (X)
This is improved ( ) property, known as Tyne Boulevard, 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 CHARLES PATRICK FLYNN and wife, JOY B. FLYNN, their *heirs and assigns, forever.*

And I *do covenant with the said* Charles Patrick Flynn and wife, Joy B. Flynn, *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, which have been prorated and assumed by the Grantees.

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* Charles Patrick Flynn and wife, Joy B. Flynn, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6 *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, Margaret V. Hooker, 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 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 6 day of June, 1974.

Margaret V. Hooker, 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.....