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This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

Mail -7

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CHARLES D. PATTERSON (NAME)	First Federal Savings and Loan (NAME)	51-2
403 Port Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. North (STREET ADDRESS)	Par. 281
Madison, Tennessee (CITY) (P. O ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	11D 11175

FOR AND IN CONSIDERATION of the sum of ----------TEN----------

----------AND NO/00---------- Dollars,
cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 4722, Page 569, Register's Office for Davidson County, Tennessee, which the hereinafter named grantees agree to assume and promise to pay according to the terms and conditions thereof.

WE, GARY L. GERMAIN AND WIFE, JOYCE A. GERMAIN, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said
CHARLES D. PATTERSON AND WIFE, KATHY M. PATTERSON, as tenants by the entirety, hereinafter called Grantee, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th formerly the 19th Civil District of said County and State being the westerly part of Tract No. 9 on the unrecorded plan of the Gammel property, as shown on survey made by Turner Engineering Co. Inc. July 14, 1961, being tract No. 9 on the unrecorded Map showing survey of Tract No. 11 and the revision of Tracts Nos. 9 and 10 of the Gammel Property, as shown on survey made by Z.J. Wilkinson, surveyor, July 29, 1963, described as follows:

BEGINNING on the easterly margin of Port Drive at a point south 23 deg. 05' west 100 feet from the southerly line of the Plan of Sherry Heights, Section 3, as of record in Book 2331, Pages 126, and 127, Register's Office for said County, being the corner of Tracts Nos. 9 and 10; thence with said Drive, South 23 deg. 05' West 100 feet to the northwest corner of the property conveyed to Richard Morris Wayman and wife, by deed from Zeke C. Gammel and wife, of record in Book 3369, Page 435, said Register's Office thence with the northerly line of said Wayman property, south 66 deg. 55' east 245 feet; thence northwardly 102.73 feet to the southerly line to said tract No. 10; thence with said line westwardly 222.7 feet to the beginning.

BEING the same property conveyed to Gary L. Germain and wife, Joyce A. Germain by deed from Leslie G. Douglas and wife, Willie J. Douglas as of record in Book 4722, Page 567, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. EXCEPT AS HEREIN PROVIDED.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 9 **day of** DECEMBER, 19 74

x Gary L. Germain
(GARY L. GERMAIN)

x Joyce A. Germain
(JOYCE A. GERMAIN)

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STATE OF TENNESSEE }
COUNTY OF Sumner }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* GARY L. GERMAIN AND WIFE, JOYCE A. GERMAIN

the within named 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 Hendersonville *this* 9 *day of* December, *19*74

Harold E. Fraser *Notary Public*

Commission expires 4-22-75

HAROLD E. FRASER NOTARY PUBLIC SUMNER COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF }

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 .....

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 37423.99

Subscribed and sworn to before me, this the 9 day of DECEMBER 1974

Affiant

My commission expires: 4-22-75 (Affix Seal)

Notary Public

HAROLD E. FRASER NOTARY PUBLIC SUMNER COUNTY STATE OF TENNESSEE

DEC 11 74	CONV	37,423.99			
DEC 11 74 S'TAX			A*	97.24	
DEC 11 74 PR'FEE			A*	.50	
DEC 11 74	W'DEED		A*	4.00	* 101.74

WARRANTY DEED

FROM

GARY L. GERMAIN, ET UX

TO

CHARLES D. PATTERSON, ET UX

C 81085

IDENTIF. REFERENCE

DEC 11 9 06 AM '74

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

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989