This Instrument prepared by
Suggested by Kay, Hollins and Price
Address
Name and Address

BOOK 4968 PAGE 785

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest L. Fetner et ux (NAME)	Same (NAME)	145-5
5230 Old Harding Pl (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 21
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

mail

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,

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* ERNEST L. FETNER and wife, JANICE C. FETNER, 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. 4 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 341.43 feet on the northerly side of Vintage Place and runs back between lines 400.0 feet on the westerly line and 393.0 feet on the easterly line to a dead line in the rear on which it measures 110.3 feet.

Being part of the same property conveyed to James E. Patterson d/b/a Patterson Construction and Realty Company, 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, a 10-foot public utility and drainage easement along the rear line and other drainage easements as shown on said plan, a 75-foot minimum building setback line from Vintage Place, anchor easements on the southeast and southwest corners as shown on plan of record in Book 4460, page 148, said Register's Office.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 11 day of April, 75

James E. Patterson
Affiant

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

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 ( )
This is improved ( ) 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 ERNEST L. FETNER and wife, JANICE C. FETNER, their *heirs and assigns, forever.*

And we *do covenant with the said* Ernest L. Fetner and wife, Janice C. Fetner, *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 1975, 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* Ernest L. Fetner and wife, Janice C. Fetner, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *day of* April, *19* 75, *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 Hooten, 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 s., 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 17 day of April, 1975.

Margaret Hooten, 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.....

WARRANTY DEED

FROM

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

TO

Ernest L. Fetner et ux

C 98456

IDENTIF. REFERENCE

MAY 1 12 21 PM '75

FELIX A. NIELSEN, REGISTER
DAVIDSON COUNTY, TENN.

MAY-1 75 CONV
MAY-1 75 ST.TAX
MAY-1 75 RFEE
MAY-1 75 MTGED

20,000.00

A* 52.00
A* .50
A* 8.00 * 60.50

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

BOOK 4908 PAGE 788