D01740

IDENTIF. REFERENCE

JUN 9 10 00 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 4920 PAGE 11

The actual consideration or value, whichever is greater, for this transfer is $No monetary consideration

George E. Mudter, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 1975.

Anna C. Patterson
Notary Public

MY COMMISSION EXPIRES: 8-25-77
(Affix Seal)

mail 2/

THIS INSTRUMENT WAS PREPARED BY:

George E. Mudter, Jr. 1601 Parkway Towers, Nashville, Tennessee
Name Address

JUN-9 MISC A* 4.00 * 4.00

Address New Owner as Follows	Send Tax Bills to:	Map-Parcel Numbers
Joyce Ann Patterson Name	Same Name	Map - 105-5
1304 Villa Place (Street Address or Route No	(Street Address)	Parcel - 9
Nashville, Tennessee 37209 (City) (State) (P.O..Zip)	(City) (State) (Zip)	

For and in consideration of the sum of One Dollar ($1.00) cash and other good and valuable considerations, receipt of which is hereby acknowledged, the undersigned Leslie Patterson has bargained and sold and does by these presents transfer and convey unto Joyce Ann Patterson, his heirs and assigns, all of his right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of the Subdivision of Lots Nos. 37 and 52 O. B. Hayes Rokeby Addition, being part of Lot No. 37, as of record in Book 547, page 2, Register's Office for said county, described as follows:

Said Lot No. 5 fronts 59 feet on the easterly side of Villa Street and runs back 152 feet 10 inches on the south line of an alley, and shows 60 feet 7 inches on said alley.

Being the same property conveyed to Leslie Patterson, and wife, Joyce A. Patterson by deed from Mose J. Davie and wife, Ruth P. Davie, of record in Book 4407, page 178, said Register's Office for Davidson County, Tennessee, the said Leslie Patterson and Joyce Ann Patterson having since been divorced and it being the intention of the undersigned, Leslie Patterson, pursuant to a decree of the Fourth Circuit Court of Davidson County, Tennessee, to transfer all of his right, title, interest in said property to the said Joyce Ann Patterson so as to create in her absolute ownership in fee simple.

This is improved property known as 1304 Villa Place, Nashville, Tennessee.

TO HAVE AND TO HOLD said interest in said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Joyce Ann Patterson, her heirs and assigns forever. And I do covenant with the said Joyce Ann Patterson that I am lawfully seized and possessed of said interest in said land in fee simple, have a good right to convey it and the same is unencumbered except for a deed of trust of record in Book 4407, page 180, Register's Office for Davidson County, Tennessee, to which this conveyance is expressly made subject.

AND I do further convenant and bind myself, my heirs and representatives to warrant and forever defend the title to said interest in said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of May, 1975.

Leslie Patterson
LESLIE PATTERSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Lenora J. Napier, A Notary Public in and for said County and State, the within named Leslie Patterson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn, this 22nd day of May, 1975.

Lenora J. Napier
NOTARY PUBLIC

LENORA J. NAPIER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 10/28/78
