WARRANTY DEED

BOOK 4927 PAGE 789

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn W. James et ux (NAME:)	Same (NAME:)	Map. 128-15
Saddle Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 257
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

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 30 75 CONV *8,250.00
JUN 30 75 S'TAX A* 21.32
JUN 30 75 PR'FEE A* .50
JUN 30 75 W'DEED A* 8.00 * 29.82

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,

have bargained and sold, and by these presents do transfer and convey unto the said GLENN W. JAMES and wife, AUDREY H. JAMES, 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. 303 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 303 begins at a point in the westerly margin of Saddle Drive, the common front corner of Lots Nos. 302 and 303; thence westwardly along the line between said lots 401.6 feet to a point in the rear, the common rear corner of Lots Nos. 302 and 303; thence northwardly 27.00 feet to a point, the common rear corner of Lots Nos. 303 and 304; thence eastwardly along the line between said lots 310.6 feet to a concrete monument in the said Saddle Drive; thence along the margin of said Saddle Drive with a curve to the right having a radius of 100 feet, a distance of 160.57 feet to a concrete monument in the margin of Saddle Drive; thence southwardly along the westerly margin of Saddle Drive, 93.49 feet to the point of beginning.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by:
Schulman, McCarley, Hollins and Pridg
P. O. Box 6207
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,250.00

Subscribed and sworn to before me, this the 4 day of April 19 75

Affiant

My commission expires: My Commission Expires August 16, 1976

(Affix Seal)

Notary Public

Being part of the property conveyed to James E. Patterson by deed from Ethelred Phillips Horn, Jr., et al, of record in Book 3935, page 104, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4643, page 946, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot building setback line from Saddle Drive, a 10-foot public utility and drainage easement across the rear line as shown on plan of record in Book 4460, page 108, said Register's Office.

unimproved (X)
This is improved ( ) property, known as Saddle Drive, 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 GLENN W. JAMES and wife, AUDREY H. JAMES, their *heirs and assigns, forever.*

And we *do covenant with the said* Glenn W. James and wife, Audrey H. James, *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 we, James E. Patterson and wife, Evelyn Patterson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Glenn W. James and wife, Audrey H. James, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 4th *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

Evelyn Patterson
Evelyn Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named James E. Patterson 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 4 day of April, 19 75.

My Commission Expires August 16, 1977 Margaret H. Goodson, 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 et ux

TO

Glenn W. James et ux

D0490802

IDENTIF. REFERENCE

JUN 30 1 29 PM '75

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

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