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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	First Federal Savings & Loan	
(NAME)	(NAME) Union at Fourth	117-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	68 Pat
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, receipt of which are hereby acknowledged; we

JUL 31 75 CONV 97,500.00
JUL 31 75 S'TAX A* 253.50
JUL 31 75 PR'FEE A* .50
JUL 31 75 W DEED A* 4.00 * 258.00

THOMPSON B. PATTERSON and wife, JO ANN H. PATTERSON,

have bargained and sold, and by these presents do transfer and convey unto the said James W. Nickerson, Jr. and wife, Gloria S. Nickerson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Re-Subdivision of Lot 12 and part of Lot 13 on the Plan of Henry Sperry Subdivision as of record in Book 4470, page 164, described as follows:

BEGINNING at a point in the southerly margin of Hampton Avenue at the common corner of Lots 1 and 2; thence with the line of said lots in a southerly direction 315.0 feet to a point; thence in an easterly direction 161.1 feet to an iron pin in concrete in the westerly margin of Bowling Avenue; thence with said Avenue in a northerly direction 296.8 feet to a point in the beginning of a curve to the left having a radius of 25.00 feet; thence around said curve in a northeasterly direction 35.60 feet to a point in the southerly margin of Hampton Avenue; thence with said Avenue in a westerly direction 93.4 feet to the point of beginning.

Being the property conveyed to Thompson E. Patterson and wife, Jo Ann H. Patterson, by deed from Henry Sperry Nelson, Charles Andrew Nelson, Faith Nelson and Oscar Gustaf Nelson, of record in Book 4570, page 839, Register's Office for Davidson County, Tennessee. The said Thompson B. Patterson being one and the same as Thompson E. Patterson, the Grantor herein.

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (x) property, known as 3601 Hampton Avenue (House Number) (Street)
Nashville, Tennessee 37215 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 25 day of July, 1975.

Thompson B. Patterson
THOMPSON B. PATTERSON

Jo Ann H. Patterson
JO ANN H. PATTERSON

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named Thompson B. Patterson and wife, Jo Ann H. 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 25th day of July, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 97,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 25th day of July, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by

Name	STEPHENSON AND LACKEY	Address
	First Federal Building	
	Nashville, Tennessee 37219	

WARRANTY DEED

FROM

THOMPSON B. PATTERSON AND WIFE, JO ANN H. PATTERSON

TO

JAMES W. NICKERSON, JR. AND WIFE, GLORIA S. NICKERSON

D 09191

IDENTIF. REFERENCE

JUL 31 4 04 PM '75

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219