This instrument prepared by:
Schulman, McCarley, Hollins and Pridg
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4939 PAGE 60

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HILLSBORO BUILDERS, INC. (NAME)	Same (NAME)	128-15
4950 Linbar Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14 pw
Nashville, Tenn. 37211 (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,

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,
have bargained and sold, and by these presents do transfer and convey unto the said HILLSBORO BUILDERS, INC.
its successors *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 345 on the Plan of Walnut Hill Manor, Section II, of record in Book 4660, page 94, Register's Office for Davidson County, Tennessee.

Beginning at a monument (iron pin in concrete) in the westerly right-of-way of Stirrup Drive and being the southeast corner of the herein described tract and the northeast corner of Lot 344 as recorded on the plat of Walnut Hill Manor, Section I, in Book 4460, page 108, Register's Office for Davidson County, Tennessee, and proceeding as follows: Leaving said right-of-way of Stirrup Drive and with the northerly line of Walnut Hill Manor, Section I, South 67° 49' West a distance of 338.35 feet to a monument (iron pin in concrete), said monument being in the easterly line of Harpeth Park, Section 4, of record in Book 4300, page 52, Register's Office for Davidson County, Tennessee; thence with said easterly line, North 2° 46' 47" East a distance of 36.64 feet to an iron pin; thence in an easterly direction and with the northerly line of the herein described tract and the southerly line of Lot 346, Walnut Hill Manor, Section II, a distance of 318.42 feet to an iron pin in the westerly right-of-way of Stirrup Drive; thence with said right-of-way, South 34° 51' East a distance of 7.0 feet to a monument (iron pin in concrete); thence continuing with said right-of-way and with a curve to the right having a radius of 438.80 feet a distance of 97.03 feet to the point of beginning.

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 28th day of
July 19 75
My commission expires: 5-2-77
(Affix Seal)
Affiant
Notary Public

and wife, Evelyn Patterson

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 4899, page 206, Register's Office for Davidson County, Tennessee; owner's certificate, a 10-foot public utility and drainage easement parallel to and adjacent to call #2; a 10-foot sewer easement, the center line being South 67° 49' West, a distance of 160.2 feet from the point of beginning as described above and traversing the herein described lot in a northerly direction; and an overhang easement traversing the herein described lot adjacent to calls 4 and 5, as shown on plan of record in Book 4660, page 94, Register's Office for said County.

unimproved (X) This is improved ( ) property, known as Stirrup 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 HILLSBORO BUILDERS, INC. its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Hillsboro Builders, Inc. *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* Hillsboro Builders, Inc. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 28th *day of* July, *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

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Personally appeared before me, Annie George, *a Notary Public in and for said County and State, the within named* James E. Patterson 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* 30th *day of* July, *19*75.

Annie George, *Notary Public.*

Commission Expires 5-2-77

NOTARY PUBLIC DAVIDSON

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.....

FELIX A. WILKINSON, REGISTER
DAVIDSON COUNTY, TENN.
AUG 6 3 PM '75

IDENTIFICATION REFERENCE

D09954

AUG-6 75	CONV	*8,250.00			
AUG-6 75 S'TAX			A*	21.32	
AUG-6 75 PR'FEE			A*	.50	
AUG-6 75	W'DEED		A*	6.00	* 27.82