THIS INSTRUMENT PREPARED BY:

BOOK 4979 PAGE 747

DAVID B. HERBERT

AT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
2-0-57	Mr/Mrs Joseph E. Acker, III	NEW OWNER
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
10D-19257	O'Bryan Ave. Ridgetop TN.	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Dec 16 '75 C.O. 46,000.00
S.T. 119.60
P.F. .50
W.D. 4.00 124.10

THOMAS K. PATTERSON and wife, WANDA SUE PATTERSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH EDINGTON ACKER, III and wife, FAYE B. ACKER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, & Robertson County State of Tennessee, described as follows:

Being described according to a survey dated August 30, 1968 made by Wayne S. Cooper, Sr., Surveyor, as follows: BEGINNING at an iron pin in the southeasterly margin of Bryant Avenue, the westerly corner of the property conveyed to William L. Cunningham, et al, by deed of record in Deed Book 141 page 236, Register's Office Robertson Couty; thence with said Cunningham for the next three calls as follows: south 53 degrees 00 minutes east 167.7 feet to an iron pin; south 58 degrees 00 minutes east 148.0 feet to an iron pin, and north 53 degrees 00 minutes east 193.0 feet to an iron pin; thence south 42 degrees 15 minutes east 97.0 feet to an iron pin; thence south 88 degrees 30 minutes east 425.0 feet to an iron pin; thence south 15 degrees 00 minutes east 660.0 feet to an iron pin; thence south 66 degrees 00 minutes west 379.0 feet to an iron pin in the center line of an old railroad bed; thence with the curving center line of said old railroad bed on a chord bearing of north 27 degrees 30 minutes west 300 feet and with a chord bearing of north 45 degrees 36 minutes west 401 feet to a point; thence continuing with said center line of said old railroad bed, north 53 degrees 08 minutes west 382.5 feet to an iron pin in the southeasterly margin of said Bryant Avenue; thence with said margin northeasterly approximately 70 feet to the beginning, containing 7.9 acres, more or less.

Being the same property conveyed to Thomas K. Patterson and wife, Wanda Sue Patterson, by deed from Jerry R. Baxter and wife, Genevieve V. Baxter, as of record in Book 4347, page 895, Register's Office for Davidson County, and Book 146, page 260, Register's Office for Robertson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of December, 1975.

Thomas K. Patterson — Thomas K. Patterson

Wanda Sue Patterson — Wanda Sue Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas K. Patterson and wife, Wanda Sue 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, the 16th day of December, 1975.

My commission expires: 4-23-78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 75

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

WARRANTY DEED
DBH:mas

FROM THOMAS K. PATTERSON AND WIFE

TO JOSEPH EDINGTON ACKER, III AND WIFE

D 28383

IDENTIF. REFERENCE

DEC 16 1 22 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
1414 Pt. 3rd Nat'l. Bank Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public