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

WARRANTY DEED

BOOK 5024 PAGE 705

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Good et ux (NAME:)	Commerce Union Bank (NAME:)	FH20844
1232 Vintage Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	145-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	27

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,

MAY 13 75 CONV 20,000.00
MAY 13 75 S'TAX B* 52.00
MAY 13 75 PR'FEE B* .50
MAY 13 75 W'DEED B* 6.00 * 58.50

I, JAMES E. PATTERSON d/b/a PATTERSON CONSTRUCTION & REALTY CO., *have bargained and sold, and by these presents do transfer and convey unto the said* RICHARD L. GOOD and wife, DANEEN E. GOOD, 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. 11 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the westerly right-of-way of Tyne Boulevard having a right-of-way width of 65 feet, said monument being in the south property line of the Helen Comer Grey property and proceeding as follows: With the westerly right-of-way of Tyne Boulevard South 22° 30' West 184.98 feet to a point in an 18 inch tree; thence South 67° 30' East, a distance of 15 feet to a concrete monument, said monument being in the westerly right-of-way of Tyne Boulevard, having a right-of-way width at this point of 55 feet; thence continuing with said westerly right-of-way South 22° 30' West, a distance of 136.56 feet to an iron pin; thence leaving said westerly right-of-way of Tyne Boulevard North 80° 55' West, a distance of 215.25 feet to an iron pin; thence North 35° 19' West, a distance of 107.63 feet to an iron pin in the cul-de-sac right-of-way of Vintage Place, having a radius of 50 feet; thence with the right-of-way of said cul-de-sac and with a curve to the left having a radius of 50 feet, a distance of 71.26 feet to an iron pin in said right-of-way; thence laving said right-of-way North 35° 22' East, a distance of 151.5 feet to a concrete monument being in the southwest corner of the Helen Comer Grey property; thence with said south line of the Grey property South 88° 54' East, a distance of 311.98 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 30 day of September 19 75

James E. Patterson
Affiant

My commission expires My Commission Expires August 16, 1977
(Affix Seal)

Margaret C. Harlan
Notary Public

Being part of the same property conveyed to James E. Patterson d/b/a Patterson Construction and Realty Company, by deed from Hilary H. Osborn and wife, of record in Book 4596, page 303, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 4704, page 991, Register's Offoce for Davidson County, Tennessee; owner's certificate, a 50-foot setback line from Vintage Place, anchor easement in the extreme northwesterly corner, a 10-foot public utility and drainage easement parallel to and adjacent with the northerly and easterly lines and a 57-foot and 10-foot public utility and drainage easement on the southerly line and provision for an 18-inch corrugated metal pipe for driveway, as shown on plan of record in Book 4460, page 148, said Register's Office.

Evelyn Patterson, wife of the said James E. Patterson, joins in the execution of this instrument for the purpose of releasing and conveying any interest therein which she might have by reason of the marital status.

unimproved (X)
This is improved ( ) property, known as Tyne Boulevard, 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 RICHARD L. GOOD and wife, DANEEN E. GOOD, their *heirs and assigns, forever.*

And we *do covenant with the said* Richard L. Good and wife, Daneen E. Good, *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 I, James E. Patterson d/b/a Patterson Construction & Realty Co., *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard L. Good and wife, Daneen E. Good, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* September, *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 d/b/a Patterson Construction & Realty Co.

Evelyn Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret V. Goodwin, a Notary Public in and for said County and State, the within named James E. Patterson d/b/a Patterson Construction & Realty Co., and wife, Evelyn 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 30 day of September, 19 75.

Margaret V. Goodwin, 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