BOOK 5048 PAGE 525

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Dean et ux	Same	Map 145-5
(NAME:)	(NAME:)	Par. 26
1228 Vintage Pl Ct		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Same	
(CITY) (P. O. ZONE) (STATE)	(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,

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* WILLIAM M. DEAN and wife, JANE MURPHY DEAN, 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. 10 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 point in the northerly margin of Vintage Place, the common front corner of Lots Nos. 9 and 10; thence North 26° 01' East, 394.5 feet to a monument; thence North 30° 06' East, 220.0 feet to a concrete monument; thence South 03° 12' East, 106.69 feet to a concrete monument; thence South 02° 53' West, 381.00 feet to a concrete monument; thence South 35° 22' West, 151.5 feet to a point in the northerly right-of-way of Vintage Place; thence with said northerly right-of-way of Vintage Place and with a curve to the left having a radius of 50 feet, 41.90 feet to a concrete monument; thence continuing with said northerly margin of Vintage Place with a curve to the right having a radius of 100 feet, a distance of 71.12 feet to a concrete monument; thence continuing with said northerly right-of-way of Vintage Place with a curve to the right having a radius of 402.33 feet, a distance of 64.98 feet to a concrete monument; thence continuing with said northerly right-of-way of Vintage Place North 52° 39' West, a distance of 24.0 feet to the point of beginning.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Affiant

Subscribed and sworn to before me this the 1st day of July 19 76

Notary Public

My commission expires: My Commission Expires Feb. 2, 1980

DAVIDSON COUNTY, TENN.

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 Office for Davidson County, Tennessee; owner's certificate, a 75-foot setback line from Vintage Place, anchor easements in the southeast and southwest corners of said lot, a 10-foot public utility and drainage easement on the westerly side of said lot 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 ..... Vintage Place, 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 WILLIAM M. DEAN and wife, JANE MURPHY DEAN, their *heirs and assigns, forever.*

And I *do covenant with the said* William M. Dean and wife, Jane Murphy Dean, *that* I am *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 1976, 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* William M. Dean and wife, Jane Murphy Dean, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 13th *day of* July, *19* 76, *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 d/b/a Patterson Construction & Realty Co.

Evelyn Patterson
Evelyn Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carol A. Johnson, *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 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* 1st *day of* July, *19* 76.

Carol A. Johnson, *Notary Public.*

Commission Expires My Commission Expires Feb. 2, 1980

NOTARY PUBLIC DAVIDSON CO. TENN.

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
COUNT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22nd DAY OF July 19 76
Deputy Register

Before m ... *a Notary Public of the State and County aforesaid, personali* ..., *with whom I am personally acquainted, and who,* ..., ...*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 d/b/a Patterson Construction & Realty Co.

TO

William M. Dean et ux

D 5 9 6 2 5

↑
IDENTIF. REFERENCE

JUL 22 11 12 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

JUL 22 76	CONV	90,000.00			
JUL 22 76	CONV	13,000.00			
JUL 22 76	S'TAX		B*	267.80	
JUL 22 76	PR'FEE		B*	.50	
JUL 22 76	W'DEED		B*	8.00	* 276.30