Prepared by
Harris Gilbert
Third National Bank Bldg.
Nashville, Tenn

BOOK 5067 PAGE 39

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAXIE O. PATTON, et ux	same	3D-45695
(NAME:)	(NAME:)	
2753 Windemere Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventy-Three Thousand Dollars ($73,000.00) ---------- *DOLLARS*

paid to me by Maxie O. Patton and wife, Betty J. Patton, cash in hand paid, receipt of which is hereby acknowledged, I, MARY FRANCES COMBS, an unmarried woman,

have bargained and sold, and by these presents do transfer and convey unto the said MAXIE O. PATTON and wife BETTY J. PATTON, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Sunny Acres, Section III, of record in Book 2663, page 92, Register's Office for Davidson County, Tennessee, and more fully described in deed of record in Book 4734, page 825, Register's Office for said County.

SEP-9?6	CONV	73,000.00			
SEP-9?6	S'TAX		B*	189.80	
SEP-9?6	PR'FEE		B*	.50	
SEP-9?6	W'DEED		B*	6.00	* 196.30

HARRIS A. GIL NOTARY PUBLIC STATE OF TENN. LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,000

Subscribed and sworn to before me, this the 9th day of Sept 1976

My commission expires: 4-14-78

(Affix Seal)

Mary Frances Combs
Affiant

Notary Public

D67227

IDENTIF. REFERENCE BOOK 5067 PAGE 40

SEP 9 3 39 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

* Drive and conditions of owner's certificate, as shown on plan of record in Book 2663, Page 92, Register's Office for Davidson County, Tennessee; and (3) 1976 taxes, which have been prorated and assumed by the buyer.

This is unimproved ( ) improved (X) property, known as 2753 Windemere 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 MAXIE O. PATTON and wife BETTY J. PATTON, their *heirs and assigns, forever.*

And I *do covenant with the said* MAXIE O. PATTON and wife BETTY J. PATTON *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 follows: 1. Easement of sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, by John L. Porter and wife, across premises as set out in instrument of record in Book 4337, Page 589, Register's Office for Davidson County, Tennessee; 2. Ten-foot easement for public utilities and 40-foot building setback line from Windemere*

And I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* MAXIE O. PATTON and wife ~~BETTY J. PATTON, their~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 9th *day of* September, *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.*

Mary Frances Combs
MARY FRANCES COMBS, an unmarried woman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harris A Gilbert, *a Notary Public in and for said County and State, the within named* Mary Frances Combs

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 9th *day of* September, *19* 76.

Harris A. Gilbert, *Notary Public.*

Commission Expires 4/14/78.

HARRIS A. GILBERT NOTARY PUBLIC AT LARGE TENNESSEE

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.....