BOOK 5075 PAGE 282

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,457.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1976.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Realty Group, Inc. (NAME)	The Lomas & Nettleton Company (NAME)	12D-9440
Suite 205, Hermitage Prof. Mall (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 (STREET ADDRESS)	Map 60-4
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23451 (CITY) (STATE) (ZIP)	Parcel 48

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Eddie G. Patterson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First Realty Group, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING a parcel of land and all improvements located in the 12th Civil District of Davidson County, Tennessee, and being part of Tract No. 2 on the Plan of the real estate of William Phillips, deceased, of record in Book 57, Page 21, Register's Office for said County, and also being known as Tract B on a survey of part of the George Olinger Tract prepared by Z. J. Wilkerson, Surveyor, on January 3, 1956, further described to-wit:

BEGINNING at an iron pin in the easterly margin of Hillside Road, at the northwesterly corner of the property conveyed to Billy Hugh Ray et ux, Barbara Suey Ray, by deed from George Olinger and wife, Jewell Olinger on January 10, 1956, said iron pin being likewise the southerwesterly corner of Tract B , and being 684.3 feet, more or less, southerly from the southerly margin of Maplewood Lane; thence with Ray's northerly boundary line south 87 deg. east 157.7 feet to an iron pin; thence north 3 deg. east 85 ft. to an iron pin; thence north 87 deg. west 157.6 feet to an iron pin in the easterly margin of Hillside Road; thence with the said margin southerly 85 feet to the point of beginning.

BEING the same property conveyed to Eddie G. Patterson by deed of record in Book 4886, Page 767, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the assumption by the Grantee of the remaining balance of a certain Deed of Trust Note payable to The Lomas & Nettleton Company, in the amount of $19,957.46, which is secured by a Deed of Trust of record in Book 4584, Page 292, Register's Office, Davidson County, Tennessee. The escrow account in connection with the aforesaid Deed of Trust is also hereby transferred to the said Grantee.

This is ~~unimproved~~ ( ) improved (XX) property, known as 3115 Hillside Road, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~my~~ hand this 1st day of October, 19 76.

Eddie G. Patterson:

Eddie G. Patterson

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie G. Patterson, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 19 76.

Commission expires 2-13-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
EDDIE G. PATTERSON

TO
FIRST REALTY GROUP, INC.

D 71118

IDENTIF. REFERENCE

OCT 5 12 24 PM '76

FELIX Z. HILLSMAN REGISTER
DAVIDSON COUNTY, TENN.

OCT-5-76	CONV	25,457.46			
OCT-5-76	S'TAX		B*	66.30	
OCT-5-76	PR'FEE		B*	.50	
OCT-5-76	W'DEED		B*	4.00	* 70.80

Leon Sharber
Attorney-at-Law
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