Prepared By: Almany Realtors Mail
Sumner County Shopping Center
Hendersonville, Tenn.

BOOK 5086 PAGE 517

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William D. Patton, Jr. (NAME)	Same (NAME)	5R-1
738 Walnut Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	195 Pat
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & no/100---------- ($10.00) ---------*Dollars,*
cash in hand paid and other valuable considerations, receipt of which is hereby acknowledged.

I, Elizabeth P. Groom

have this day bargained and sold, and do hereby transfer and convey unto the said Mrs. J.H. Patton, William D. Patton, Jr. and wife, Belinda D. Patton

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being part of Lots 6, 7, and 8 of Block F on the revised plan of Madison Park Subdivision, as of record in Book 843, page 7, R. O. D. C., Tennessee.

Being the southerly 75 feet, more or less, of the northerly 150 feet of lots nos. 6, 7 and 8 of Block F on said Plan. Said parts of lots 6, 7 and 8 front 75 feet on the westerly side of Walnut Street (avenue) and run back between parallel lines 150 feet to the easterly line of lot no. 5 on said plan.

Being a part of the same property as conveyed to Elizabeth P. Groom, by deed, from M.H. Groom, as of record in Book 3801, page 492, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN. ★ MARVIN M. ALMANY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $13,500.00

Subscribed and sworn to before me, this the 2 day of November 19 76

Affiant

My commission expires: May 20, 1978 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 738 Walnut Street (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Mrs. J.H. Patton, William D. Patton, Jr. et ux, Belinda D. Patton

their *(successors),*

heirs and assigns forever. We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mrs. J.H. Patton, William D. Patton, Jr. et ux, Belinda D. Patton

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 2nd day of November 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.*

Elizabeth P. Groom

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mavis M. Almany, *a Notary Public in and for said County and State,* Elizabeth P. Groom

the within named 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 Madison *Tennessee, this* 2 *day of* November, *19* 76.

Mavis M Almany *Notary Public*

Commission expires May 20, 1978

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 .....

NOV 10 76	CONV	13,500.00			
NOV 10 76	S'TAX		B*	35.10	
NOV 10 76	PR'FEE		B*	.50	
NOV 10 76	W'DEED		B*	4.00	* 39.60

WARRANTY DEED

FROM

Elizabeth P. Groom

TO

William D. Patton, Jr. etux

D 7 6 4 1 8

IDENTIF. REFERENCE

Nov 10 2 16 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS