File: First & Mid South Mtge. Co.

WARRANTY DEED

BOOK 5109 PAGE 320

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel C. Geddie et ux	First & Mid South Mtge Co	
(NAME:) 1241 Vintage Place	(NAME:) Po Box 2568	Map 145-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS) Nashville TN 37219	Par 29 PCL
(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,

JAN26	CONV	90,000.00			
JAN26	CONV	57,000.00			
JAN26	S'TAX		B* 382.20		
JAN26	PR'FEE		B* .50		
JAN26	W'DEED		B* 6.00	*	388.70

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* DANIEL C. GEDDIE and wife, JUNE ANN KIRK GEDDIE, 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. 13 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 southerly margin of Vintage Place, the common front corner of Lots Nos. 13 and 14 on the Plan of Vintage Place of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee: thence along the southerly margin of Vintage Place eastwardly, a distance of 196.33 feet to a point, the common front corner of Lots Nos. 12 and 13 on said plan; thence South 19° 40' West, 300.0 feet to a concrete monument; thence South 1° 20' East, 60.0 feet to a concrete monument; thence South 5° 07' West 216.09 feet to a concrete monument; thence North 86° 02' West 101.85 feet to a point, the common rear corner of Lots Nos. 13 and 15; thence North 6° 54' East, 153.7 feet to a concrete monument in the rear line of Lot No. 14; thence along the rear line of said lot North 52° 49' East, 61.8 feet to a concrete monument; thence along the line between said Lots 13 and 14 on said plan, North 27° 09' West, 265.0 feet to a concrete monument; thence continuing on the line between said lots North 24° 51' East 260.0 feet to the point of beginning.

This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 147,000.00

Subscribed and sworn to before me, this the 25th day of January 19 77

Affiant

My commission expires: 4-8-78 (Affix Seal)

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 Office for Davidson County, Tennessee; owner's certificate, a 75-foot setback line from Vintage Place, anchor easements and a 10-foot public utility and drainage easement along the rear line and a portion of the easterly line of said lot and a 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.

This is unimproved ( ) improved (X) 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 DANIEL C. GEDDIE and wife, JUNE ANN KIRK GEDDIE, their *heirs and assigns, forever.*

And I *do covenant with the said* Daniel C. Geddie and wife, June Ann Kirk Geddie, *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 1977, 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* Daniel C. Geddie and wife, June Ann Kirk Geddie, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 25th *day of* January, *19* 77, *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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie George, 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 25th day of January, 1977.

Annie George, Notary Public.

Commission Expires 5-2-77

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.....

D8847

FILED FOR RECORD
JAN 25 1977
DAVIDSON COUNTY, TENN.