BOOK 5115 PAGE 552

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Bob Young et ux	Same	Map 142-3
(NAME:)	(NAME:)	
8300 Sawyer Brown Road -	P-305	Par. 70
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

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DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

FEB16'77 CONV *7,000.00
FEB16'77 S'TAX B* 18.20
FEB16'77 PR'FEE B* .50
FEB16'77 W'DEED B* 8.00 * 26.70

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,
have bargained and sold, and by these presents do transfer and convey unto the said GARY BOB YOUNG and wife, VICKI L. YOUNG, 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. 308 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Saddle Drive, the common front corner of Lots Nos. 308 and 309 on said plan; thence northwardly along the easterly margin of Saddle Drive, 69.96 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 25 feet, 35.97 feet to a concrete monument, the common corner of Lots Nos. 307 and 308; thence along the line between said lots eastwardly 153.5 feet to a point; thence southwardly along the rear line of Lot No. 308, 156.7 feet to a concrete monument, the common rear corner of Lots Nos. 308 and 309; thence along the line between said lots westwardly 190.0 feet to the point of beginning.

Being part of the property conveyed to James E. Patterson by deed from Ethelred Phillips Horn, Jr., et al, of record in Book 3935, page 104, Register's Office for Davidson County, Tennessee.

Instrument prepared by:
[illegible]
P. O. Box 2137
Nashville, Tenn. 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of February, 19 77

My commission expires: 4-3-80

(Affix Seal)

Notary Public

This conveyance is made subject to restrictive covenants of record in Book 4643, page 946, as amended in Book 5057, page 885, both in the Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot minimum building setback line from Saddle Drive, a 10-foot easement for drainage and public utility purposes along the northerly and easterly lines and an anchor easement in the southwest corner as shown on plan of record in Book 4460, page 108, said Register's Office.

unimproved (X)
This is improved ( ) property, known as Saddle 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 GARY BOB YOUNG and wife, VICKI L. YOUNG, their *heirs and assigns, forever.*

And we *do covenant with the said* Gary Bob Young and wife, Vicki L. Young, *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.*, except as hereinabove set forth and taxes for the year 1977, subject to which this conveyance is executed.

And we, James E. Patterson and wife, Evelyn Patterson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gary Bob Young and wife, Vicki L. Young, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 11th *day of* February, 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

Evelyn Patterson
Evelyn Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carol J. Johnson, a Notary Public in and for said County and State, the within named James E. Patterson 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 11th day of February, 1977.

Carol J. Johnson, Notary Public.

Commission Expires 3-3-80.

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.....

WARRANTY DEED

FROM

James E. Patterson et ux

TO

Gary Bob Young et ux

D 8 9 5 8 7

IDENTIF. REFERENCE

FEB 16 9 08 AM '77

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Mail to:

Douglas A. Brace, Atty
23d Fl. L&C Tower
Nashville, TN 37219

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

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