# WARRANTY DEED

BOOK 5126 PAGE 799

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles N. Dennard et ux | Same | Map 145-5 |
| (NAME): Vintage Place | (NAME): | Par. 30 |
| (STREET ADDRESS OR ROUTE NUMBER): Nashville, Tennessee | (STREET ADDRESS): Same | |
| (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,

| | | | | | |
|---|---|---|---|---|---|
| MAR22F | CONV | 22,000.00 | | | |
| MAR22F | S'TAX | | B* | 57.20 | |
| MAR22F | PR'FEE | | B* | .50 | |
| MAR22F | W'DEED | | B* | 6.00 | * 63.70 |

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* CHARLES N. DENNARD and wife, DOLORES D. DENNARD, 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. 14 on the Plan of Vintage Place, 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. 14 and 17 on said plan; thence eastwardly along the southerly margin of Vintage Place, 240.16 feet to a point, the common front corner of Lots Nos. 13 and 14 on said plan; thence along the line between said lots South 24° 51' West 260.0 feet to a concrete monument; thence continuing along the line between said lots South 27° 09' East 265.0 feet to a concrete monument, the rear line of said Lot No. 14; thence South 52° 49' West, 61.8 feet to a concrete monument in the easterly line of Lot No. 15; thence North 32° 36' West, 465.0 feet along the line between Lot No. 14 and Lots Nos. 15 and 16 to a concrete monument; thence North 18° 54' East, 247.7 feet to the point of beginning.

This instrument prepared by
SCHULMAN, PRICE & LEROY
P. O. BOX 2207
NASHVILLE, TENN. 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 17 day of March 1977

Affiant

My commission expires: 2-2-77 (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 a driveway easement and easement for Nashville Electric Service and South Central Bell along the westerly portion of said lot as shown on plan of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee; restrictive covenants of record in Book 4704, page 991, Register's Office for Davidson County, Tennessee; owner's certificate, a 75-foot minimum building setback line from Vintage Place, anchor easements in northeast and northwest corners of said lot and provisions for 18-inch corrugated metal pipe for driveway, as shown on plan of record in Book 4460, page 148, Register's Office for said County.

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.

unimproved (X)
This is improved ( ) 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* CHARLES N. DENNARD and wife, DOLORES D. DENNARD, their *heirs and assigns, forever.*

*And* I *do covenant with the said* Charles N. Dennard and wife, Dolores D. Dennard, *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* Charles N. Dennard and wife, Dolores D. Dennard, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 9th *day of* March, *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 d/b/a Patterson Construction & Realty Co.

Evelyn Patterson

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carol E. Johnson, 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 bargainor S, 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 9th day of March, 19 77.

Carol E. Johnson
Notary Public

CAROL E. JOHNSON * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Commission Expires 2-2-80

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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.

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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.

FILED FOR REFERENCE
MAR 22 1 54 PM '77
REGISTER
DAVIDSON COUNTY TENN.

2094