WARRANTY DEED BOOK 5129 PAGE 96

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Wallace,Sr. et ux	Home Federal Savings & Loan Assn.	
(NAME:)	(NAME:)	
513 Saddle Drive, (Temp.)	230 4th Avenue, North	14123
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	5 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,

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES O. WALLACE,SR. and wife,MARY H. WALLACE, 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. 71 on the Plan of Cross Timbers, Section 2, of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 98.0 feet on the northwesterly side of Cavalier Road and runs back between lines 143.66 feet on the northeasterly line and 178.0 feet on the southeasterly line to a broken dead line in the rear on which it measures a total of 124.09 feet.

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 said County.

This conveyance is made subject to restrictive covenants of record in Book 4064, page 909, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot minimum building setback line from Cavalier Road, a 10-foot easement for public utility and drainage purposes along the northeasterly line and the rear line as shown on plan of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
SCHULMAN, FRIEE & LE ROY
P. O. BOX 270
NASHVILLE, TENN. 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 8,000.00

Affiant

Subscribed and sworn to before me, this the _____ day of _____, 19 77

My commission expires: _____

(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Cavalier Road, Bellevue, 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 JAMES O. WALLACE,SR. and wife,MARY H. WALLACE, their *heirs and assigns, forever.*

And we *do covenant with the said* James O. Wallace,Sr. and wife,Mary H. Wallace, *that* we *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* James O. Wallace,Sr. and wife, Mary H. Wallace, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *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

James E. Patterson

Evelyn Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carol L. 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 1st day of March, 1977.

Carol L. Johnson
Notary Public.

Commission Expires 2-2-80

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.....

L# 553,211-9 (CLOSING DEPT.)
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM

James E. Patterson et ux

TO

James O. Wallace,Sr. et ux

MAR297
MAR297STAX
MAR297TITLE
MAR297DEED

COMM
$8,000.00

B* 20.80
B* .50
B* 8.00
* 29.30

D 9 6 0 3 2

IDENTIF. REFERENCE

MAR 29 3 21 PM '77

REGISTER
DAVIDSON CO., TENN.

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