BOOK 5250 PAGE 374

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Arthur C. Fleischer et ux (NAME:) | Same (NAME:) | ~~Not Assigned~~ Rated |
| 5025 Hillsboro Rd (STREET ADDRESS OR ROUTE NUMBER) | 12-F (STREET ADDRESS) | 142-3-69 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Same (CITY) (ZONE) (STATE) | |

Mail

*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* ARTHUR C. FLEISCHER and wife, LEONA S. FLEISCHER, 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. 307 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for said County.

Said Lot No. 307 fronts 50.0 feet on the southeasterly side of Saddle Drive and runs back 191.4 feet on the westerly line and 153.5 feet on the easterly line to a broken dead line in the rear on which it measures 217.6 feet.

Being part of the same 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.

This conveyance is made subject to restrictive covenants of record in Book 4643, page 946, and amended in Book 5057, page 885, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot setback line from Saddle Drive, a 10-foot public utility and drainage easement along the rear line of said lot, and a 5-foot sewer easement along the easterly line of said lot, as shown on plan of record in Book 4460, page 108, said Register's Office.

This instrument prepared by:
BOOKMAN, PRIDE & LEWIS
P. O. BOX 2707
NASHVILLE, TENN. 37214

DAVIDSON COUNTY, TENN. PUBLIC REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,950.00

Subscribed and sworn to before me, this the 7th day of December 19 78

Leona S. Fleischer
Affiant

My commission expires: _____ (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) 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* ARTHUR C. FLEISCHER and wife, LEONA S. FLEISCHER, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Arthur C. Fleischer and wife, Leona S. Fleischer, *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, 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* Arthur C. Fleischer and wife, Leona S. Fleischer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this day of* December 31st, 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, Mrs. John I. Dean, Jr., 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 day of December 31st, 1977.

Mrs. John I. Dean, Jr., Notary Public.

Commission Expires April 30, 1978

MRS. JOHN I. DEAN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

BOOK 5250 PAGE 377

# WARRANTY DEED

FROM

James E. Patterson et ux

TO

Arthur C. Fleischer et ux

E 49418

IDENTIF. REFERENCE

FEB 7 12 45 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| FEB-78 | CONV | *7,950.00 | | | |
| FEB-78 78 S'TAX | | | B* | 20.54 | |
| FEB-78 78 PR'FEE | | | B* | .50 | |
| FEB-78 78 | W'DEED | | B* | 8.00 | * 29.04 |

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