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

WARRANTY DEED

BOOK 5261 PAGE 718

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl F. Ballard et ux	Same	Map 142-2
Route 4 (NAME:)	(NAME:)	Par. 262, 263
Highway 96 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	264
Franklin ~~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)----------

----------*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 EARL F. BALLARD and wife, JACQULYN L. BALLARD, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 296, 297 and 298 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 296 fronts 102.0 feet on the westerly side of Saddle Drive and runs back 191.3 feet on the southerly line and 168.9 feet on the northerly line to a dead line in the rear on which it measures 104.42 feet.

Said Lot No. 297 fronts 174.1 feet on the westerly side of Saddle Drive and runs back between lines 168.9 feet on the southerly line and 130.2 feet on the northerly line to a dead line in the rear on which it measures 188.51 feet.

Said Lot No. 298 begins at a point in the westerly side of Saddle Drive, the common front corner of Lots Nos. 297 and 298 and runs back westwardly along the line between said lot 130.2 feet to a concrete monument; thence North 14° 17' West, 235.00 feet to a concrete monument in the southerly margin of Bridle Drive; thence along the southerly margin of Bridle Drive, southeastwardly 189.35 feet to a concrete monument, the beginning of a curve to the right; thence around said curve southeastwardly with a radius of 25.00 feet 41.94 feet to a concrete monument in the westerly margin of Saddle Drive; thence southwardly with a margin of Saddle Drive, 218.67 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 13,000.00

Affiant

Subscribed and sworn to before me, this the 14 day of January, 19 78

Notary Public

My commission expires: My Commission Expires Nov. 27 1979

(Affix Seal)

NOTARY PUBLIC
DAVIDSON COUNTY, TN

RECEIVED

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 minimum building setback line from Saddle Drive as to Lots Nos. 296 and 297, a 30-foot minimum building setback line from Saddle Drive and a 40-foot minimum building setback line from Bridle Drive as to Lot No. 298, easements for public utility and drainage, sewer easements and overhang easements, as shown on plan of record in Book 4460, page 108, said Register's Office.

MAR 13 78	CONV	13,000.00				
MAR 13 78 S'TAX			B*	33.80		
MAR 13 78 PR'FEE			B*	.50		
MAR 13 78	W'DEED		B*	6.00	*	40.30

This is unimproved (X) / improved ( ) property, known as Saddle Drive and Bridle 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 EARL F. BALLARD and wife, JACQULYN L. BALLARD, their *heirs and assigns, forever.*

And we *do covenant with the said* Earl L. Ballard and wife, Jacqulyn L. Ballard, *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 1978, 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* Earl F. Ballard and wife, Jacqulyn L. Ballard, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 14th *day of* January, *19*78, *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

Evelyn Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruby Mango, *a Notary Public in and for said County and State, the within named* James E. Patterson 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* 1st *day of* ~~January~~ Feb, *19* 78.

Ruby Mango *Notary Public.*

Commission Expires My Commission Expires Nov. 27, 1978.

RUBY MANGO NOTARY PUBLIC DAVIDSON COUNTY

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.....

IDENTIF. REFERENCE
FILED FOR RECORD
DAVIDSON COUNTY, TENN.
MAR 13 2 12 PM 1978

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