171.51

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James T. Patterson, Jr., and wife

Mary Frances Patterson

TO

Robert E. Garner and
Peggy D. Willis

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Garner (NAME)	Fidelity Federal Savings & Loan Assoc (NAME)	131-5
3516 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 29 J.
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E6821

IDENTIF. REFERENCE

MAY 31 3 53 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 55,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 78

Notary Public

MY COMMISSION EXPIRES: 9/7/1980

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON

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, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Lindley Murray, Jr., and wife, Oneida N. Murray, to Vaden Lackey, Jr., Trustee, of record in Book 5066, page 960, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, James T. Patterson, Jr., and wife, Mary Frances Patterson

have bargained and sold, and by these presents do transfer and convey unto the said

Robert E. Garner and Peggy D. Willis

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

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Russwood Heights, of record in Book 2133, pages 12 and 13, Register's Office for said County.

Said Lot No. 37 fronts 111 feet on the easterly side of Trimble Road and runs back 354 feet on the northerly line and 358.8 feet on the southerly line to a dead line measuring 133.9 feet thereon.

Being the same property conveyed to James T. Patterson, Jr., by quitclaim Deed from Lindley Murray, Jr., and wife, Oneida N. Murray, of record in Book ____, page ____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to rectrictive covenants of record in Book 2098, page 60, said Register's Office, and the Plan of record in Book 2133, pages 12 and 13, said Register's Office, which shows an owner's Certificate, certain setback lines and easements.

MAY 31 78	CONV	55,800.00	B*	145.08	
MAY 31 78	S'TAX		B*	.50	
MAY 31 78	PR'FEE		B*	4.00	* 149.58
MAY 31 78	W'DEED				

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WD-2

This is unimproved ( ) improved (X) property, known as 3615 Trimble Road (House Number) (Street) Nashville, Tennessee 37215 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Garner and Peggy D. Willis their heirs and assigns, forever.

And we do covenant with the said Robert E. Garner and Peggy D. Willis 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 set out herein and taxes for 1978, which have been prorated and assumed by the said grantees

And we, James T. Patterson, Jr., and wife, Mary Frances 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 Robert E. Garner and Peggy D. Willis their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 22nd day of May, 1978

James T. Patterson

Mary Frances Patterson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Patterson, Jr., and wife, Mary Frances 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 22nd day of May, 19 78

Althea W Hatfield Notary Public.

Commission expires 10-8-79.

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 .....