BOOK 5324 PAGE 529

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 19 78

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires August 10, 1979

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN E. PATTON (NAME)	SAME (NAME)	Map 102-16
6107 Elizabethan Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 78
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT R. NELSON and wife, MARGARET F. NELSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN E. PATTON

HEREINAFTER CALLED THE GRANTEES, 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. 131, on the Plan of Hillwood Estates, Section VIII, as of record in Book 2133, Page 123, Register's Office for said County.

Said Lot No. 131 fronts 205 feet on the easterly side of Elizabethan Drive and runs back 409 feet on the northerly line and 252.8 feet on the southerly line, to a dead line, measuring 223 feet thereon.

Being the same property conveyed to Robert R. Nelson and wife, Margaret F. Nelson by deed from Phillip L. Sherrier and wife, Suzanne H. Sherrier of record in Book 4209, Page 998, RODC, Tennessee.

This property is unencumbered except for the following 1978 taxes which are to be prorated and assumed by grantee.

Restrictive covenant contained in instrument of record in Book 2396, Page 297, Register's Office.

Deed of Trust is recorded in Book 4042, Page 526, RODC, Tennessee.

As part of the consideration, the grantee agrees to assume the present indebtedness as evidenced by the Deed of Trust of record in Book 4209, Page 998, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 6107 (House Number) Elizabethan Drive (Street) Nashville, Tenn. (P. O. Address) (City or Town) 37075 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of August, 19 78

Robert R. Nelson
ROBERT R. NELSON

Margaret F. Nelson
MARGARET F. NELSON

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~ROBERT R. NELSON AND WIFE, MARGARET F. NELSON~~

the bargainor, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 78

Commission expires ~~My Commission Expires August 15, 1979~~

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM Robert R. Nelson

TO John E. Patton

E 82586

IDENTIF. REFERENCE

AUG 14 11 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 14 78	CONV	90,000.00		
AUG 14 78	CONV	20,000.00		
AUG 14 78	S'TAX		B*	286.00
AUG 14 78	PR'FEE		B*	.50
AUG 14 78	W'DEED		B*	4.00
			*	290.50

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5353 PAGE 207