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BOOK 5373 PAGE 253

78-12-19

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

John Earl Eddings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER 1978

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHN EARL EDDINGS, et ux (NAME) | THE LOMAS & NETTLETON COMPANY (NAME) | 13DA-39475 |
| 3915 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 964 (STREET ADDRESS) | Map: 59-10 |
| Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP) | Par: 8 |

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, MAE JEAN BOLDEN PATTON and husband, JOHN PATTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN EARL EDDINGS and wife, EVELYN EDDINGS

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:

BEING a one acre tract of land in the 13th Civil District of Davidson County, Tennessee, a part of the Treppard tract, J. R. Coarsey, Trustee, and described according to a survey by John B. Kohl, III, dated February 3, 1968, as follows:

BEGINNING at a concrete monument on the westerly margin of Buena Vista Pike, it being the northeast corner of Lot No. 166 of Treppard Heights; thence south 73 deg. 14' west with the north boundary of Lot 166, 195.4 feet to the concrete monument the common corner of Lots Nos. 166 and 167; thence north 69 deg. 16' west with the north boundary of Lot No. 167, 139 feet to a concrete monument; thence north 37 deg. 05' east 161 feet to a point; thence north 81 deg. 05' east 180 feet to a point on the westerly margin of Buena Vista Pike; thence southwardly along the arc of a curve having a radius of 2515.4 feet, 122.4 feet to a point; thence south 16 deg. 46' east 47.7 feet to the point of beginning, containing one (1) acre, more or less.

BEING the same property conveyed to Mae Jean Bolden (now Patton) by deed from Herman Hodge, Trustee, of record in Book 4404, Page 784, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

JOHN PATTON, husband of Mae Jean Bolden Patton, joins in this conveyance for the purpose of conveying any interest that he now has, or could at any time have in the future, especially his marital rights.

This is unimproved ( ) improved (XXX) property, known as 3915 Buena Vista Pike (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37218 (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 our hand S this 8th day of DECEMBER, 19 78

Mae Jean Bolden Patton
MAE JEAN BOLDEN PATTON

John Patton
JOHN PATTON

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAE JEAN BOLDEN PATTON and husband, JOHN PATTON

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 8th day of DECEMBER 1978.

Commission expires 4/18/82

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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
MAE JEAN BOLDEN PATTON et vir

TO
JOHN PATTON

JOHN EARL EDDINGS et ux

EVELYN EDDINGS

F 0 4 3 2 6

IDENTIF. REFERENCE

DEC 11 8 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 4

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|---|---|---|---|---|---|
| DEC 11 78 | CONV | 40,000.00 | | | |
| DEC 11 78 | S'TAX | | B* | 104.00 | |
| DEC 11 78 | PR'FEE | | B* | .50 | |
| DEC 11 78 | W'DEED | | B* | 4.00 | * 108.50 |