FILE BOX 4

79-1-18
FORM NO. WD-1

BOOK 5385 PAGE 661

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,850.00

Alberta C. Tibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 1979.

Notary Public

MY COMMISSION EXPIRES: 11/7/79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 908 FIDELITY FEDERAL BLDG., NASHVILLE, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALBERTA C. TIBBS (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	Map 80-80
3227 Briarwick Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	Par: 332
Nashville, Tn 37218 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	13DA-67190

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, JAMES PATTON and wife, MARILYN PATTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERTA C. TIBBS

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 Lot No. 95 on the Plan of Bordeaux Hills, Addition, of record in Book 4460, Page 9, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 fronts 55 feet on the westerly side of Briarwick Drive and extends back 125 feet between parallel lines to a dead line in the rear measuring 55 feet thereon.

BEING the same property conveyed to James Patton and wife, Marilyn Patton by deed from Caroline Waynick and husband, G. L. Waynick, of record in Book 5360, Page 405, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4495, Page 859, Register's Office for said County, easements and setback lines as set forth on the above Plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on a certain note executed by Grantor(s) herein to Mercantile Mortgage Company in the original principal amount of $26,350.00 of record in Book 5360, Page 407, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3227 (House Number) BRIARWICK DRIVE (Street) NASHVILLE, TN 37218 (P. O. Address) (City or Town) (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 10th day of JANUARY, 1979

James W. Patton
JAMES PATTON

Marilyn T. Patton
MARILYN PATTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES PATTON and wife, MARILYN PATTON

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 10th day of JANUARY 1979.

* Commission expires 2/5/80

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) (his oath) acknowledged (themselves) (himself) 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 JAMES PATTON et ux MARILYN PATTON

TO ALBERTA C. TIBBS

F. 0 9 8 3 5

IDENTIF. REFERENCE

JAN 16 10 31 AM '79

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 4

JAN 16 79	CONV	26,850.00			
JAN 16 79	S'TAX		B*	69.68	
JAN 16 79	PR'FEE		B*	.50	
JAN 16 79	W'DEED		B*	4.00	* 74.18