WARRANTY DEED

BOOK 5385 PAGE 830

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry P. Langford et ux	Same	Map 142-2
(NAME:)	(NAME:)	
235 Jacksonian		Par. 254, 255
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	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* JERRY P. LANGFORD and wife, BETTY J. LANGFORD, 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. 305 and 306 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 305 fronts 48.74 feet on the northerly margin of Saddle Drive and runs back between lines 243.1 feet on the easterly line and 225.0 feet on the southwesterly line to a broken dead line in the rear on which it measures 255.88 feet.

Said Lot No. 306 fronts 84.7 feet on the northerly line of Saddle Drive and runs back between lines 191.4 feet on the easterly line and 243.1 feet on the westerly line to a broken line in the rear, one segment being 72.63 feet and the other segment being 166.3 feet.

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

STATE OF ~~TENNESSEE~~ HAWAII
COUNTY OF ~~DAVIDSON~~ MAUI

The actual consideration or value, whichever is greater, for this transfer is $ 7,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of December 1978

My commission expires: 6-15-79 (Affix Seal)

Notary Public

Notary Public, Second Judicial Court
State of Hawaii

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, 40-foot minimum building setback lines from Saddle Drive, 10-foot public utility and drainage easements on the rear line of Lot 305 and a portion of the rear line of Lot 306, an anchor easement along the southeasterly line of Lot 305 and a 10-foot sewer easement across the rear portion of Lot 306, as shown on plan of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, and an anchor easement in the southwesterly corner of Lot 306.

This is unimproved (X) improved ( ) property, known as Saddle 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 JERRY P. LANGFORD and wife, BETTY J. LANGFORD, their *heirs and assigns, forever.*

And we *do covenant with the said* Jerry P. Langford and wife, Betty J. Langford, *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* Jerry P. Langford and wife, Betty J. Langford, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* December, *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
James E. Patterson

Evelyn Patterson
Evelyn Patterson

Jerry P. Langford

Betty J. Langford

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Harkins, a Notary Public in and for said County and State, the within named James E. Patterson and wife, Evelyn Patterson,

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 6th day of December, 19 78.

Ruth Harkins, Notary Public.

Commission Expires My Commission Expires Jan. 13, 1982.

STATE OF Hawaii
COUNTY OF Maui

Personally appeared before me, Fumiko M. Sorayama, a Notary Public in and for said County and State, the within named Jerry P. Langford and Betty J. Langford

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 Kahului, Hi, this 12th day of December, 19 78.

PUBLIC

Fumiko M. Sorayama, Notary Public.

Commission Expires June 15, 1979

Notary Public, Second Judicial Court
State of Hawaii

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.....

WARRANTY DEED

FROM

James E. Patterson et ux

TO

Jerry E. Langford et ux

F 0 9 8 9 4

IDENTIF. REFERENCE

JAN 16 2 49 PM '79

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Yale Bey

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

JAN 16 79	CONV	*7,000.00			
JAN 16 79 S'TAX			B*	18.20	
JAN 16 79 PR'FEE			B*	.50	
JAN 16 79	W'DEED		B*	8.00	* 26.70