WARRANTY DEED

BOOK 5386 PAGE 657

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald K. Nevin et ux	Same	Map 157
(NAME:)	(NAME:)	Par. 103
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	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,

I, JAMES E. PATTERSON,

have bargained and sold, and by these presents do transfer and convey unto the said RONALD K. NEVIN and wife, BRENDA H. NEVIN, 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. 31 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 175 feet on the southerly margin of Old Hickory Boulevard and runs between lines, 280.0 feet on the westerly line and 300.27 feet on the easterly line to a dead line in the rear on which it measures 176.17 feet.

Being part of the property conveyed to James E. Patterson by deed from Ervin M. Entrekin, Trustee, of record in Book 5244, page 637, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5381, page 394, Register's Office for Davidson County, Tennessee; owner's certificate, a 110-foot minimum building setback line from Old Hickory Boulevard, a 10-foot public utility and drainage easement along the rear line of said lot, and layout of building site and overflow field as shown on plan of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
SCHULMAN, LEVY & LEVY
P. O. BOX 2757
NASHVILLE, TENN. 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 17th day of January 19 79

Affiant

My commission expires: (Affix Seal)

Notary Public

Evelyn Patterson, wife of the said James E. Patterson, joins in this conveyance for the purpose of conveying and releasing any rights which she might have by reason of the marital status.

unimproved (X)
This is improved ( ) property, known as Old Hickory Boulevard, 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 RONALD K. NEVIN and wife, BRENDA H. NEVIN, their *heirs and assigns, forever.*

And I *do covenant with the said* Ronald K. Nevin and wife, Brenda H. Nevin, *that* I am *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 1979, subject to which this conveyance is executed.

And I, James E. Patterson, *do further covenant and bind* myself, *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ronald K. Nevin and wife, Brenda H. Nevin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16th *day of* January, *19* 79, *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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Harlisan, *a Notary Public in and for said County and State, the within named* James E. Patterson and wife, Evelyn 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* 16th *day of* January, *19* 79.

Ruth Harlisan, *Notary Public.*

Commission Expires My Commission Expires Jan. 18, 1982.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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

TO

Ronald K. Nevin et ux

JAN 18 79
JAN 18 79 S TAX
JAN 18 79 PR FEE
JAN 18 79

CONV
WDEED

27,500.00

B* 71.50
B* .50
B* 8.00
* 80.00

F. I. 0 2 5 0.

IDENTIF. REFERENCE

JAN 18 10 09 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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