WARRANTY DEED

BOOK 5392 PAGE 654

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Roy Duty et ux	Same	Map 157
(NAME:) 4300 Sidco Drive	(NAME:) % So. Central Bell Tel. Co.	Par. 81
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) 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 JESSE ROY DUTY and wife, MARY FRANCES DUTY, 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. 33 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. 33 begins at a point in the westerly margin of WestMinister Dr., the common front corner of Lots Nos. 29 and 33; thence southerly with the easterly margin of West Minister Drive 192.78 feet to a concrete monument, the beginning of a curve to the left, with a radius of 25 feet, a distance of 37.94 feet to a concrete monument in the northerly margin of Worchester Drive; thence with the northerly margin of Worchester Drive, 174.70 feet to a point, the common corner of Lots Nos. 33 and 34; thence northwardly along the line between said lots 192.05 feet to a concrete monument in the rear line of Lot No. 30; thence eastwardly along the line between Lot No. 33 and Lots Nos. 30 and 29, 228.87 feet to the point of beginning.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

Notary Public

My commission expires: My Commission Expires Jan. 18, 1982 (Affix Seal)

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 30-foot minimum building setback line from West Minister Dr., a 100-foot minimum building setback line from Worchester Drive, an anchor easement in the northeast and southwest corners 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.

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 West Minister 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 JESSE ROY DUTY and wife, MARY FRANCES DUTY, their *heirs and assigns, forever.*

And I *do covenant with the said* Jesse Roy Duty and wife, Mary Frances Duty, *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, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jesse Roy Duty and wife, Mary Frances Duty, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *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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RUTH HARBISON * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Harbison, 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 17th day of January, 1979.

Ruth Harbison, 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

Jesse Roy Duty et ux

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

1465

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F. I. 2 9 1 2

IDENTIF. REFERENCE

FEB 6 9 03 AM '79

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