This Instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

05/30 115.70- CHECK

5912

WARRANTY DEED

BOOK 5442 PAGE 363

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LLOYD W. PATE, ET UX	Lloyd W. Pate	57-4
500 Block Gallatin Rd. (NAME)	535 Gallatin Road (NAME)	Par 70, 71
Madison, Tn. 37115 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (P. O. ZONE) (STATE)	Madison, Tn. 37115 (STREET ADDRESS) (CITY) (ZONE) (STATE)	& 72 Ts

For and in Consideration of the sum of --------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

F 31769

IDENTIF. REFERENCE

MAY 30 2 07 PM '79

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

EARL GRAVES PATE, hereinafter referred to as Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said LLOYD W. PATE AND WIFE, CLENNA Y. PATE, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* a one-half undivided interest in and to SUBJECT TO life estate retained herein,

TRACT NO. ONE:

Being part of Lots Nos. 56, all of Lot No. 55, and part of Lot No. 54 in Madison Realty Company's Subdivision, as of record in Book No. 547, page 164, of the Register's Office for Davidson County, Tennessee, and Said part of Lot No. 56, and Lot No. 55, and part of Lot No. 54 adjoin and together front one hundred (100) feet on the easterly side of Gallatin Road or Highway, and runs back between parallel lines 150 feet to a dead line, and Being more definitely described as follows, to-wit: Beginning at a point on the easterly margin of Gallatin Road or Highway 294 feet, more or less north from the northerly margin of Harrington Avenue, and said point of beginning being on and with the southerly wall of the brick building owned by Miss Martha Mona Graves and her sister Mrs. Elizabeth Graves Kirkpatrick; thence with the said southerly wall of said brick building and easterly 150 feet, more or less to a dead line, and said dead line being the dividing line between Lots No. 50 and 58, 56, 55, 54 and other lots in said Subdivision; thence with said dead line and southerly one hundred six (106) feet to a point; thence westerly 150 feet, more or less to the easterly margin of the said Gallatin Road or Highway; thence with the same and northerly 106 feet to the place of beginning.

Being the same property the one-half interest in and to having been conveyed to Graves Pate by deed from George B. Graves and wife, Anne C. Graves, of record in Book 1248, page 444, Register's Office for Davidson County, Tennessee; the Grantees herein having been previously vested with a one-half interest by deed of record in Book 5400, page 698, said Register's Office. (continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 11th day of May, 1979

Lloyd W. Pate
Affiant

My commission expires: 3-4-82 (Affix Seal)

Notary Public

TRACT NO. TWO:
Being Lots Nos. 51, 52, 53, and the southerly 23.51 feet of Lot No. 54, in the Madison Realty Company's Subdivision, as of record in Book No. 547, page 164, of the Register's Office for Davidson County, Tennessee.
Beginning on the easterly margin of the Gallatin Pike and the northerly margin of Harrington Avenue; thence easterly with the northerly margin of said Harrington Avenue 150 feet, more or less, to the westerly line of Lot No. 50 in said subdivision; thence with said westerly line and northerly to a point and including the southerly 23.51 feet of Lot No. 54 in said subdivision; thence westerly 150 feet more or less to the easterly margin of said Gallatin Pike thence with the same southerly 189.50 feet, more or less, to the place of beginning.

Being the same property a one-half interest in and to having been conveyed to Graves Pate by deed from George B. Graves and wife, Sallie Gillock Graves, by deed of record in Book 1315, page 186, Register's Office for Davidson County, Tennessee; the Grantees herein having been previously vested with a one-half interest by deed of record in Book 5141, page 901, said Register's Office.

Graves Pate and Earl Graves Pate are one and the same person.

Reu Elma Parrish Pate joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have, marital or otherwise.

Earl Graves Pate does hereby retain a life estate in and to the above described property, for and during his lifetime.

unimproved ( )
This is improved ( ) property, known as ..... (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 Grantees, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *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.*

And I *do further covenant and bind* myself, my *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.*

Witness our *hand* s *this* 11th *day of* ~~April~~ May, *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.*

Earl Graves Pate Sr
Reu Elma Parrish Pate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* EARL GRAVES PATE AND WIFE, REU ELMA PARRISH PATE

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 Madison, *Tennessee, this* 11th *day of* ~~April~~ May, *19* 79.

Carolyn J. Waddey, *Notary Public.*

Commission Expires 3/15/81

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.....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5442 PAGE 366

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42000.00- CO	
			109.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	115.70-
5912A	05/30/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 1 7 6 9

IDENTIF. REFERENCE

MAY 30 2 07 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686948