This Form furnished by Attorneys Title Company, Inc.

BOOK 5480 PAGE 1

Form No. WD-3

FROM

James E. Patterson et ux

TO

Robert M. Garstin et ux

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Garstin et ux (NAME)	Same (NAME)	Map 142-3
Saddle Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 71
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F45385

IDENTIF. REFERENCE

AUG 10 9 17 AM '79

FEE & TAX PAID IN REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$6,500 — Robert M. Garstin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 79

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 15, 1982

(AFFIX SEAL)

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 ROBERT M. GARSTIN and wife, MICKI E. GARSTIN, 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. 309 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Form No. WD3a

Said Lot No. 309 fronts 80.00 feet on the easterly side of Saddle Drive and runs back between lines 190.0 feet on the northerly line and 152.1 feet on the southerly line to a dead line in the rear on which it measures 135.4 feet.

Being part of the 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 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, a 40-foot minimum building setback line from Saddle Drive, a 10-foot easement for public utility and drainage purposes along the rear line of said lot and an anchor easement in the northwest corner of said lot as shown on plan of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Saddle Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT M. GARSTIN and wife, MICKI E. GARSTIN, their heirs and assigns, forever.

And we do covenant with the said Robert M. Garstin and wife, Micki E. Garstin, 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 1979, 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 Robert M. Garstin and wife, Micki E. Garstin, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 9TH day of August, 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

Evelyn Patterson

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ruth Hudson, 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 day of August, 19 79

Ruth Hudson, 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 .....

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

BOOK 5480 PAGE 4

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

650[illegible].00- CO
16.50 CO TX
.50 PRFEE
9.00 WDEED
CHECK 26.40-
3068A08/10/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45385

IDENTIF. REFERENCE

AUG 10 9 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703607