# WARRANTY DEED

BOOK 5501 PAGE 769

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37718.66

Billy Joe Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 79.

Jean Large
Notary Public

MY COMMISSION EXPIRES: 7-8-82

(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
MONTE D. CURRY, ATTORNEY 4220 Nolensville Road, Nashville, TN
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Billy Joe Patterson, Sr. (NAME) | same (NAME) | Map 82-8 |
| 943 Mansfield Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 353 |
| Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Maurice E. Hill and wife, Brenda Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Joe Patterson, Sr. and wife, Kim Denise Patterson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 to 16 in Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 137, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the northerly side of Mansfield Ave., and runs back between parallel lines, 175 feet to an alley.

The above described property was conveyed to Maurice E. Hill and wife, Brenda Hill by deed from Huston Y. Weems and wife, Reva C. Weems of record in Book 5402, page 322, Register's Office for Davidson County, Tennessee.

Grantor further transfers and conveys unto the Grantees the funds held in escrow and do hereby authorize Security Pacific Mortgage Co. to transfer the existing insurance on the premises to the Grantees.

Grantees assume a Deed of Trust of record in Book 5402, page 325, RODC.

This is ( ) unimproved (X) improved property, known as 943 Mansfield Ave, Nashville, Tenn. 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hands this 28th day of March, 1979

Maurice E. Hill

Brenda Hill

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice E. Hill and wife, Brenda Hill

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 1st day of March, 1979

Joan Fall
Notary Public.

Commission Expires 7-19-82

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

29 SEP 80 10 52 CHECK

F-53121

IDENTIF. REFERENCE

SEP 20 11 08 AM '79

FEE $2.00 M. SIMMONS REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

MAURICE E. HILL and wife,

BRENDA HILL

TO

BILLY JOE PATTERSON, SR. and wife, KIM DENISE PATTERSON

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5501 PAGE 771

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 37716.66- CO | |
| | | | 96.02 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK 104.32- | |
| | | | 2935A09/20/79 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 53121

IDENTIFICATION REFERENCE

SEP 20 11 08 AM '79

FELIX Z. WILSON, REG. OF DEEDS
DAVIDSON COUNTY, TENN.

No. 713195