C-269

BOOK 5827 PAGE 196

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

James E. Patterson

TO

Teal Construction Co., Inc.

For draftsman's use

This instrument prepared by:
Schulman, LeRoy & Bennett, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teal Construction Co., Inc. (NAME)	Same (NAME)	Map 175
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 61
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

MAIL END. IDENTIF. REFERENCE

DEC 4 10 48 AM '81

FELIX Z. NELSON III REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,500.00 Billy Conrad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 1981

Ruth Ely Brown
Notary Public

MY COMMISSION EXPIRES My Commission Expires Jan. 18, 1982

(AFFIX SEAL)

G 7080 I

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 TEAL CONSTRUCTION CO., INC., a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 61 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

CHECK

1396

Form No. WD3a

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Said Lot No. 61 begins at a point in the westerly margin of Edinburgh Drive, the common front corner of Lots Nos. 40 and 61 on said plan; thence along the line between said lots westwardly 201.75 feet to a concrete monument in the rear corner of said lot; thence southwardly 201.02 feet to a concrete monument in the northerly margin of Radcliff Drive; thence eastwardly along the northerly margin of Radcliff Drive, 179.46 feet along the northerly margin of Radcliff Drive to a concrete monument the beginning of a curve to the left; thence northeastwardly along said curve, 39.27 feet to a concrete monument in the westerly margin of Edinburgh Drive; thence northwardly along the westerly margin of Edinburgh Drive, 233.53 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 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 45-foot minimum building setback line from Edinburgh Drive, a 45-foot minimum building setback line from Radcliff Drive, a 10-foot public utility and drainage easement along the rear line of said lot and a 10-foot public utility and drainage easement along the northerly margin 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.

This is (unimproved (X) / improved ( )) property, known as Edinburgh 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 TEAL CONSTRUCTION CO., INC., a Tennessee corporation, its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Teal Construction Co., Inc. 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 1981, 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 Teal Construction Co., Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 2nd day of December, 1981, 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

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Ruth Harkleroad, 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 2 day of December, 1981

Ruth Harkleroad, 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

RECEIVED OF _____

FOR BOOK 5827 PAGE 199

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
			32500.00- CO	
			64.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	94.00-
1396A12/04/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 70801

IDENTIF. REFERENCE

DEC 4 10 48 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 856384