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STATE OF TENNESSEE }
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

J. Henry Pate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 1982.

Notary Public

MY COMMISSION EXPIRES: 12-12-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM T. BURGESS, ATTORNEY (NAME) 169 E. Main ST Hendersonville Tenn (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDDY C. BROWN (NAME)	SAME (NAME)	34-13-175 KS
1300 N. Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (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, J. Henry Pate and Adeline H. Pate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDDY C. BROWN

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

Lot #7, Block "D" in East Lawn, in the Eleventh Civil District, as shown of record on plat now on file in Plat Book 547, Page 153-154, in the Register's Office of Davidson County, Tennessee. Subject, however, to the following exceptions, reservations and building restrictions, which form a part of the consideration of this deed.

At no time shall any part of the said land be used or occupied for the manufacture, brewing, distilling or sale of spirituous or malt liquors, nor shall said lots or any part thereof, or any building erected thereon, at any time hereafter, be used or occupied as a bone boiling establishment, tannery, slaughter house, glue, soap, candle or gun-powder manufactury, or for any other offensive or dangerous purpose.

That, no signs for advertising purposes shall be erected or placed thereon.

That, all buildings shall be placed and set back not less than twenty (20) feet from the street line, provided the steps, porticos and other projections, appurtenant thereto, may be within said distance.

That, there shall not be erected upon any portion of said premises any dwelling costing less than two thousand five hundred ($2,500.00) dollars.

That, there shall no be violation of the usual nusiance clauses.

This is the same property conveyed to J. Henry Pate by deed from Bertie E. Negley, registered in Book 51 Page 230, Registers Office of Davidson County, Tennessee.

H 00779

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN.
Jul 22 10 22 AM '82
IDENTIF. REFERENCE

This is unimproved (X) improved ( ) property, known as Lot #7, East Lawn Subdivision, Madison, Tennessee 37115
(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 hand s this 18th day of May, 1982

XX J. Henry Pate
J. HENRY PATE

XX Adeline H. Pate
ADELINE H. PATE

STATE OF TENNESSEE
COUNTY OF SUMNER

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Personally appeared before me, Neta C. Brown, a Notary Public in and for said County and State, the within named J. Henry Pate, and Adeline H. 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 Hendersonville, Tennessee, this 18th day of May, 19 82.

My commission expires 12-12-84 Notary Public Neta C. Brown

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____, 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 _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM J. HENRY PATE, AND WIFE, ADELINE H. PATE

TO EDDY C. BROWN

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 5913 PAGE~~ BOOK 5913 PAGE 945

FOR

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
			2000.00- CO	
			5.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	11.70-
			9248A07/22/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 0 7 7 6

IDENTIF. REFERENCE

JUL 22 10 21 AM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 892745