4.5

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

James E. Patterson

TO

Phillip E. Hill et ux

For draftsman's use

This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P. C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 6025 PAGE 873

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip E. Hill et ux (NAME)	Same (NAME)	Map 157
5975 Post Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 112
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 19 83

Notary Public

MY COMMISSION EXPIRES: 4-29-85

(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,

H 37887

IDENTIF. REFERENCE

MAR 24 9 13 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

03/24 105.70 CHECK

I, JAMES E. PATTERSON,

have bargained and sold, and by these presents do transfer and convey unto the said PHILLIP E. HILL and wife, JOANNE HILL, 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. 59 on the Plan of Devonshire Manor, Section Two, of record in Book 5200, page 242, Register's Office for Davidson County, Tennessee.

5405

Form No. WD3a

Said Lot No. 59 fronts 232.93 feet on the northerly side of Radcliff Drive and runs back 250.0 feet on the westerly line and 243.29 feet on the easterly line to a dead line in the rear on which it measures 165.43 feet.

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.

BOOK 6025 PAGE 874

This conveyance is made subject to restrictive covenants of record in Book 5580, page 507, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum setback line from Radcliff Drive, a 10-foot public utility and drainage easement along the rear line of said lot, anchor easements on the southeast and southwest corners of said lot and layout of building site and overflow fields as shown on plan of record in Book 5200, page 242, 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 Radcliff 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 PHILLIP E. HILL and wife, JOANNE HILL, their heirs and assigns, forever.

And I do covenant with the said Phillip E. Hill and wife, Joanne Hill, 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 1983, 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 Phillip E. Hill and wife, Joanne Hill, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 11th day of March, 1983, 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

BOOK 6025 PAGE 875

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Annie Gilmore, 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 11th day of March, 1983

Annie Gilmore, Notary Public

Commission Expires 4-21-85

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 6025 PAGE 876

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
			37000.00-	CO
			96.20	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	105.70-
			5405A03/24/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 7 8 8 7

IDENTIF. REFERENCE

MAR 24 9 13 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 937288