WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Virgil W. Francis, III et ux	Same	Map 157
(NAME) 1450 Elm Hill Pike	(NAME)	Par. 97
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	BOOK 6181 PAGE 797
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

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cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

H 68366

IDENTIF. REFERENCE

Nov 28 10 09 AM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

I, JAMES E. PATTERSON,

have bargained and sold, and by these presents do transfer and convey unto the said VIRGIL W. FRANCIS, III and wife, CAROLE H. FRANCIS, 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. 15 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 221.71 feet on the southerly side of Old Hickory Boulevard and runs back between lines 321.6 feet on the westerly line and 256.0 feet on the easterly line to a dead line in the rear on which it measures 172.40 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.

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 110-foot minimum building setback line from Old Hickory Boulevard, a 10-foot public utility and drainage easement along the rear line of said lot, and layout of building site and overflow fields, 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.

11/28 123.00 CHECK

5021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 42,500.00

Subscribed and sworn to before me, this the 22nd day of November 1983

My commission expires July 27, 1986 (Affix Seal)

Virgil W. Francis III
(GRANTEE)

Glenda B. Bingham
Notary Public

GLENDA G. BINGHAM
NOTARY PUBLIC
DAVIDSON COUNTY

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unimproved (X)
This is improved ( ) property, known as Old Hickory Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said VIRGIL W. FRANCIS, III and wife, CAROLE H. FRANCIS, their *heirs and assigns, forever.*

And I *do covenant with the said* Virgil W. Francis, III and wife, Carole H. Francis, *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* Virgil W. Francis, III and wife, Carole H. Francis, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22nd *day of* November, *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
James E. Patterson

Evelyn Patterson
Evelyn Patterson

'STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this 22nd day of November, 1983, before me personally appeared James E. Patterson and wife, Evelyn Patterson, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at office in Nashville, Tennessee, this 22nd day of November, 1983.

Ruth Harbison
Notary Public

Commission Expires:

My Commission Expires Jan. 19, 1986

Witness my hand and seal, at office in.....,

this.....day of.....19.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

James E. Patterson

TO

Virgil W. Francis, III
et ux

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

Mail
Friedrich & Hooper Realty Co
112 30th Ave North
37203

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			42500.00- CAMT.	
			110.50 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 123.00-	
5021A11/28/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H88386

IDENTIF. REFERENCE

Nov 28 10 09 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 995765