BOOK 6308 PAGE 451

# WARRANTY DEED

FROM: B & R Partnership, Grantor

TO: George H. Patterson and wife, Beulah E. Patterson

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
George H. Patterson & wife,
Beulah E. Patterson
Rt. 5, Box 334
Lebanon, Tennessee 37087

Send Tax Bills To: Same

Map-Parcel Numbers
Part of 49-0-154 and 49-0-302

Field Book Numbers
Part of 12D87001 and 12D78950

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Twelve Thousand and No/100 Dollars ($12,000.00).

George H. Patterson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 25 day of May, 1984.

Deborah A. Wiggins
Notary Public

My Commission Expires: 7-18-87

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FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), B & R PARTNERSHIP, a Tennessee general partnership composed on YON H. BURTON and JAMES K. ROUSSEL, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said GEORGE H. PATTERSON and wife, BEULAH E. PATTERSON, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot No. 16 on the Plan of Deer Meadows, Section 1 of record in Plat Book 5800, page 270, RODC, Tennessee, to which reference is here made for a correct and complete legal description.
>
> Being a part of the same property conveyed to B & R Partnership by deed from George T. Hicks and James D. Gillespie of record in Book 622, page 415, Register's Office of Davidson County, Tennessee.
>
> This conveyance is expressly made subject to the lien for 1984 taxes; restrictive covenants of record in Book 6143, page 141; matters shown on the recorded plat of record in Book 5800, page 270, and watermain conveyance of record in Book 6190, page 664, Register's Office for Davidson County, Tennessee.

This is unimproved property. BOOK 6306 PAGE 452

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 29th day of May, 1984.

B & R PARTNERSHIP

By: _____
YON H. BURTON, Partner

By: _____
JAMES K. ROUSSEL, Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, M. Van Stanley, Jr., a Notary Public of the State and County aforesaid, personally appeared YON H. BURTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner in B & R PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 29th day of May 1984.

M. Van Stanley, Jr.
Notary Public

My Commission Expires: July 21, 1985

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 6306 PAGE 453

Before me, M. VAN STANLEY, JR., a Notary Public of the State and County aforesaid, personally appeared JAMES K. ROUSSEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner in B & R PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 29TH day of May, 1984.

M. Van Stanley Jr.
Notary Public

My Commission Expires: July 21, 1985

M. VAN STANLEY, JR. NOTARY PUBLIC STATE AT LARGE

I 2 6 2 8 9

IDENTIF. REFERENCE

JUN 1 4 25 PM '84

FELIX A. ALEXANDER REGISTER
DAVIDSON COUNTY, TN



WHW/5-23-84

## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6306 PAGE 454

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

[illegible] CAMT.
31.20 COTAX
.50 RECFEE
5.00 MISC
CHECK .72-
16JAN86/01/54 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 2 8 9

IDENTIF. REFERENCE

JUN 1 4 25 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0040992