Map: 154

Parcel: PART OF 8

WARRANTY DEED

Address of New Owner(s)
Mr. Joe Patterson
P.O. Box 21189
Nashville, TN 37221

Send Tax Bills to:
same

BOOK 6471 PAGE 578

This Instrument Prepared By:

GUENTHER, WHITE & JORDAN
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $19,000.

Neal W. Carter
Affiant

Subscribed and sworn to before me this 2 day of January, 1985.

Notary Public
My Commission Expires: 11/1/87

LOUIS P. GUENTHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of NINETEEN THOUSAND ($19,000) DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Neal W. Carter and wife, Ann R. Carter, hereinafter referred to collectively as Grantor, has bargained and sold, and by these presents does transfer and convey to GERALD G. PATTERSON AND LEE ANNE PATTERSON, THEIR heirs and assigns, hereinafter referred to (individually or collectively) as Grantee, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Beginning at a point in the center of Poplar Creek Road, Southwest corner of a 5.00 acre tract, tract 2 of the Division of part of Goodall Bailey property, then with center of road, with a curve to the left, delta 13 deg. 37 min. 03 sec., radius 992.67 feet, Chord North 63 deg. 27 min. 55 sec. West 235.37 feet a distance of 235.93 feet, then North 70 deg. 16 min. 01 sec. West, 81.24 feet, then leaving a road, with the East margin of a 50 foot egress and ingress easement, North 28 deg. 59 min. 32 sec. East, 88.38 feet to an iron rod, North 18 deg. 54 min. 48 sec. West 382.34 feet to an iron rod, North 53 deg. 12 min. 37 sec. East, 339.51 feet to an iron rod, then with Goodall Bailey, South 30 deg. 15 min. 45 sec. East, 389.16 feet, to an iron rod in the West line of said tract 2, then with said line South 12 deg. 49 min. 33 sec. West, 450.00 feet to the beginning; containing 5.00 acres more or less and being part of Book 4325 Page 438, Ninth Civil District, Davidson County, Tennessee, according to a survey by Perry A. Chapdelaine, Jr., 3/21/84.

Being the same property conveyed to Grantee by warranty deed from Goodall Bailey and wife, Jane G. Bailey, of record in Deed Book 6276, Page 754, Register's Office for Davidson County, Tennessee.

01/10 57.90 CHECK

2410

This conveyance is made subject to the following restrictions which shall be covenants running with the land: No housetrailer, mobile home, or other temporary residence shall be placed on the property. No commercial cutting of timber shall be conducted on the property. Any residence constructed on the property shall contain at least 1700 square feet of floor space. No garage shall be built so that the entrance of such garage faces Poplar Creek Road. This property shall not be subdivided.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's heirs and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as appears of record.

Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the above described land to Grantee, heirs and assigns, against the lawful claims of all persons.

Witness our hand(s) this 2nd day of January, 1985.

Neal W. Carter
NEAL W. CARTER

Ann R. Carter
ANN R. CARTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James P. Guenther, a Notary Public in and for the above County and State, the within named Neal W. Carter and wife, Ann R. Carter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January, 1985.

James P. Guenther
NOTARY PUBLIC

My Commission Expires: 11/1/87

1:7:5 8:2:7
IDENTIF. REFERENCE
JAN 10 9 00 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JAMES P. GUENTHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6471 PAGE 580

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

19000.00- CAMT.
49.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 55.90-
2410A01/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:7:5:8:2:7:

IDENTIF. REFERENCE

JAN 10 9 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100059