FORM NO. WD-1

BOOK 6545 PAGE 618

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1985.

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Schulman, LeRoy & Bennett, P.C. 501 Union St. Suite 701, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERBAN REALTY (NAME)	ERBAN REALTY (NAME)	82-8-339
937 Maxwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	Box 41167 (STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37204 (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, Elijah Patton et ux, Peggy C. Patton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erban Realty

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

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 16 of Block "G" on the Plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Lot No. 16 fronts 50 feet on the northerly side of Maxwell Avenue and runs back northwardly between parallel lines with the easterly margin of McFerrin Avenue 150 feet to a dead line.

Excepting that part thereof heretofore taken by the City of Nashville for street widening purposes which excepted tract fronts about 5.2 feet on the northerly side of Maxwell Avenue and runs northerly along the easterly side of McFerrin Avenue, the full depth of the lot, about 150 feet.

Being the same property conveyed to Elijah Patton and wife, Peggy C. Patton by deed from Daisy May Haddock, of record in Book 5287, Page 718, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 937 Maxwell Avenue, Nashville, TN 37208
(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 30 day of April, 1985

Elijah Patton

Peggy C. Patton

2304

STATE OF TENNESSEE
Davidson County

BOOK 6545 PAGE 619

Personally appeared before me, Patricia A. Boerum, a Notary Public in and for said County and State, the within named Elijah Patton and Peggy C. Patton

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 30th day of April 1985

Commission expires 10-24-88

Patricia A. Boerum
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Elijah Patton and Peggy C. Patton

TO
Erban Realty

Box 4116

Nashville, Tn 37204

IDENTIF. REFERENCE

J0079.4

MAY 1 9 32 AM '85

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6545 PAGE 620

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

29500.00- CAMT.
76.70 CSTAX
.50 PRFEE
6.00 WDETD
CHECK 83.20-
3204A05/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 0 7 9 4

IDENTIF. REFERENCE

MAY 1 9 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 130010