Box 38 HH2

BOOK 7047 PAGE 790

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Mr. and Mrs. Ben R. Rechter
P.O. Box 25250
Nashville, TN 37202

Send Tax Bills to:
New Owners

Map: 116-15
Parcel: part of 7
Field Book: part of BM-06365

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, R. THOMAS PATTEN and wife, PATSY S. PATTEN (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to BEN R. RECHTER and wife, JOAN K. RECHTER (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Jackson Estates of record in Book 6900, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being part of the same property conveyed to R. Thomas Patten and wife, Patsy S. Patten, by deed from Katherine Davis Murfree and Barbara Davis Johnston of record in Book 4985, page 408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. County and city taxes for 1986, to be prorated and assumed by the Grantee.

2. All matters appearing in the Plan of Jackson Estates of record in Book 6900, page 107, said Register's Office, and building restrictions for the City of Belle Meade.

3. Declaration of Restrictive Covenants of record in Book 7047 page 712, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20 day of November, 1986.

R. Thomas Patten
R. THOMAS PATTEN

Patsy S. Patten
PATSY S. PATTEN

IDENTIFICATION REFERENCE
66017
Nov 21 3 24 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named R. Thomas Patten and wife, Patsy S. Patten, the bargainors, 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 20th day of November, 1986.

Helen D. Maye
Notary Public

My Commission Expires: 7-10-90

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is ~~$595,000.00~~ $550,000

R. Thomas Patten
Affiant

Subscribed and sworn to before me,
this 20th day of November, 1986.

Helen D. Maye
Notary Public

My Commission Expires: 7-10-90

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

RECEIVED OF _____

FOR _____

BOOK 7047 PAGE 792

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 500.00 CAPIT.<br>1540.00 RSTAX<br>.50<br>6.00 MISC<br>9:28AM 11/21/86 DAV | 1546.50<br>.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

660172

IDENTIFICATION REFERENCE

Nov 21 3 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15015