BOOK 7364 PAGE 589

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jeffrey Hymes et al 525 Harpeth Trace DR. Nashville, TN 37221	Same	157-105

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00 .

Affiant

Subscribed and sworn to before me this 28th day of Sept 1987.

Notary Public

My Commission Expires:
4/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge, we, THIRD NATIONAL BANK IN NASHVILLE and EVELYN JONES PATTERSON, EXECUTORS OF THE ESTATE OF JAMES E. PATTERSON, DECEASED, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFFREY HYMES and VALENTINA KON, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 52 on the Plan of Devonshire Manor, Section Two, of record in Book 5200, page 242, Register's Office of Davidson County and being more particularly described as follows:

Fronting 210 feet on the northern margin of Radcliff Drive, and running back between lines, 210 feet on the eastern line and 230 feet on the western line to the rear line measuring 210.95 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, the said James E. Patterson having since died, and the Third National Bank in Nashville and Evelyn Jones Patterson having been designated as Co-Executors of the Estate of James E. Patterson, deceased, by will with power of sale of record in Will Book 147, page 607, in the Office of the Clerk of the Probate Court of Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5580, page 507, Register's Office for Davidson County, Tennessee; owner's certificate, a 95 foot minimum building setback line from Radcliff Drive, a 10 foot easement for public utility and drainage purposes along the rear and western lines of said lot and layout of building site and overflow fields as shown on plan of record in Book 5200, page 242, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as 6536 Radcliff Drive, Nashville, TN

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 we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1987 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, 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.

WITNESS our hands this 28th day of Sept, 1987.

THIRD NATIONAL BANK IN NASHVILLE

By: _____
ASSISTANT V.P. AND TRUST
REAL ESTATE OFFICER

Attest: _____
VICE PRESIDENT AND TRUST
REAL ESTATE OFFICER

Evelyn Jones Patterson
Evelyn Jones Patterson

Executors of the Estate of
James E. Patterson, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Teresa A Smith of the state and county aforesaid, personally appeared Nicholas P Burns and Thomas A Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Asst Vice President and Vice President, respectively of the Third National Bank in Nashville, one of the Executors of the Estate of James E. Patterson, deceased, the within named bargainor, a national banking association, and that he as such Asst Vice President and Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Asst Vice President and Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of Sept., 1987

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of Sept., 1987, before me personally appeared EVELYN JONES PATTERSON, one of the Executors of the Estate of James E. Patterson, deceased, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 28th day of Sept., 1987.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

69334.

IDENTIFICATION REFERENCE

SEP 28 3 14 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7364 PAGE 592

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

850000.00- CAPT.
230.00 CTTAX
5.50 SUFFI.
1.00 MDE-D
CHECK 247.50-
/329A09/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69334

IDENTIFICATION REFERENCE

SEP 28 3 14 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20899