File 13578
File Box 9B
First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9894 PG 572

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GERALD G. PATTERSON (NAME)	NEW OWNER (NAME)	145-8
1107 Ridgeview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	OH 11640

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, THOMAS C. ALSUP AND WIFE, LINDA A. ALSUP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD G. PATTERSON, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 14 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estates, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Ridgeview Drive, at the corner of Lots Nos. 13 and 14, said beginning point being the Northwest corner of the property conveyed to Raymond A. Perry and wife by deed from Laura Lea Robertson of record in Book 1357, page 497, Register's Office for said County; thence with the line between said lots, Southwardly 407.4 feet to the Southeast corner of Lot No. 14; thence with the Southerly line of said lot, Westerly 150.86 feet to the corner of Lots Nos. 14 and 15; thence with the line between said lots, Northerly with the line between said lots, Northwardly 411.6 feet to the Southerly margin of Ridgeview Drive; thence with the Southerly margin of said Drive, Eastwardly 200 feet to the beginning.

Being the same property conveyed to Thomas C. Alsup and wife, Linda A. Alsup, by deed from Robert Lauderdale Harris, individually, and as Executor and Trustee of the Estate of Ralph J. Harris, and Richard Joseph Harris, individually, of record in Book 9794, page 762, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 1081, page 643, Book 1733, page 308 and Book 2014, page 572; and (2) Easement of record in Book 1781, page 204, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX property, known as 1107 Ridgeview Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 19 95.

Thomas C. Alsup
THOMAS C. ALSUP

Linda A. Alsup
LINDA A. ALSUP

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

BOOK 9894 PG 573

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA A. ALSUP

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of December, 1995.

My commission expires 11-25-98 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas C. Alsup, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of December, 1995.

Notary Public

My commission expires: 11/21/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 258,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 1995.

MY COMMISSION EXPIRES: 11/21/96 (AFFIX SEAL)

Notary Public

IDENTIFICATION REFERENCE

WARRANTY DEED

95 DEC 20 PM 1:51

FROM THOMAS C. ALSUP AND WIFE, LINDA A. ALSUP

TO GERALD G. PATTERSON

3333 12/20 0101 03CHECK 96-5

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9894 PG 574

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

DAMT

258850.00

GEN TX 957.56

PRFEE 1.00

[illegible] 3.00

[illegible] 766.56

CHECK 966.56

12/20/95 01 13:50 0001 0333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133923

IDENTIFICATION REFERENCE

DEC 20 11 1:51

[illegible] Bank

[illegible] COUNTY, TN.

No. 988752