FILE NO. SP38795

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF APRIL, AT 20 00

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

(AFFIX SEAL)

My Commission Expires SEPT. 28, 2002

Instr:200004110036319 Page: 1 OF 4
REC'D FOR REC 04/11/2000 10:12:02AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $740.00

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHNNY B. PATTERSON etux | S A M E | 302: 94-9-42 14W 7580 |
| (NAME) | (NAME) | 306: 94-9-44 14W 7590 |
| 2933 EDGEMOORE DRIVE | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 310: 94-9-45 14W 7595 |
| NASHVILLE, TN 37217 | | |
| (CITY) (STATE) (P.O ZIP) | (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 NATHAN WALL a/k/a NATHAN T. WALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNY B. PATTERSON and wife, BARBARA J. PATTERSON

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Nathan Wall a/k/a Nathan T. Wall by deed from Lonnie Spain Cox, Jr. (as to Tract (1) ), of record in Book 5214, Page 584; and by deed from A. James Reeves and wife, Mettawe L. Reeves (as to Tracts (2) and (3), of record in Book 6113, page 770, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR NOR HIS SPOUSE.

This is (unimproved / X / improved) property, known as 302-306-310 Hermitage Avenue, Nashville, Tennessee 37210
(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 my hand this 3rd day of April, 20 00

NATHAN WALL a/k/a NATHAN T. WALL

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NATHAN WALL a/k/a NATHAN T. WALL

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 2000.

Commission Expires 9/28/2002

DAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

My Commission Expires SEPT. 28, 2002

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 20____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

# TRACT 1

TRACT A: Being Lot No. 30 on the Plan of Pageot of Fairfield Village, as of record in Book 21, page 82, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the north side of Hermitage Avenue and runs back between parallel lines 183 feet more or less to an alley.

TRACT B: Being the west part of Lot No. 31 on the Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for said County.

Said part of said lot fronts 37 feet 8 inches on the north side of Hermitage Avenue, and runs back 183 feet on the west line and 18-1/4 feet on the east line to an alley on which it measures 31 feet 8 inches.

# TRACT 2

TRACT C: A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 31 and the westerly part of Lot No. 32 on the Plan of Pageot's Fairfield Village Lots, a Plan of which is of record in Book 21, page 82, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Hermitage Avenue; at a point 62-1/2 feet west of the westerly margin of Stanley, formerly Petway Street, being the southwest corner of the property conveyed to J. L. Taylor and wife, by deed from H. C. Criswell and wife, of record in Book 670, page 656, said Register's Office; thence with said Avenue, westwardly 50 feet, more or less, to the southeast corner of the property conveyed to Mary L. Dodd by deed from Mattie McKinley, of record in Book 762, page 325, said Register's Office; thence4 with said Dodd's easterly line, northwardly 184 feet, more or less, to the southerly margin of an alley; thence with said alley eastwardly 44 feet, more or less, to the northwest corner of said Taylor property; thence with Taylor's westerly line, southwardly 183 feet, more or less, to the beginning.

# TRACT 3

TRACT D: Land in Davidson County, Tennessee, being Lot No. 33 and the easterly part of Lot No. 32 on the Plan of Fairfield Village of record in Book 21, page 82, said Register's Office.

Beginning at the northwest corner of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike and Stanley Street, formerly Petway Street, being the southeast corner of said Lot No. 33; thence with the westerly margin of Stanley Street, northerly 188 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 53 feet 2 inches to the northeast corner of a part of said Lot No. 32, formerly owned by Paget, and afterwards owned by Beadle; thence with the easterly line of said Paget Lots, southerly 187 feet, more or less, to the northerly margin of Hermitage Avenue; thence with the northerly margin of said Avenue, easterly 62-1/2 feet to the beginning.

Continued.....

INCLUDED in the above description but specifically EXCLUDED therefrom is the following tract of land being a part of Lot No. 33 which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5031, page 479, said Register's Office, described as follows: Beginning in the northwest corner of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike and Stanley Street, formerly Petway Street, being the southeast corner of said Lot No. 33; thence with the westerly margin of Stanley Street, northerly 188 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 10.05 feet to a point; thence southerly 145.09feet with the new relocated westerly margin of Stanley Street, the same being parallel to and 10 feet west of the present westerly margin of Stanley Street to a point; thence southwesterly 59.38 feet around a curve that has a 35-foot radius to a point; thence south 86 degrees 26' East 49.76 feet along the present north margin of Hermitage Avenue to the point of beginning and containing 1,568 square feet.