Karen Johnson Davidson County
Batch # 1255761 DEEDWARR
04/02/2025 12 16 27 PM 2 pgs
Fees $13 00 Taxes $461 02
20250402-0025088

WARRANTY DEED

This instrument prepared by.

J. M. Clement, Jr., Attorney at Law
(Name) (Street address or Route Number)

Dickson Tennessee 37055
(City) (STATE) (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Peggy Joyce Patterson		
(NAME:	(NAME:	
3415 Whites Creek Pike	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207		
(CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of ---ten and no/100 dollars---
DOLLARS

I, James R. Eagin, Sr.,

have bargained and sold, and by these presents do transfer and convey unto the said

Peggy Joyce Patterson, and her heirs and assigns, a certain tract or parcel of land in 12th. Civil District of Davidson County, State of Tennessee, as follows:

A tract of land in the 12th Civil District of Davidson County, Tennessee, being part of a 191.6 acre tract conveyed to J.A. Williams, Jr., by deeds of record in Book 587, page 3, and Book 576, page 527, of the Register's Office for said County, and described according to a copy of a survey thereof made November 5, 1940, by Z.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the center line of white's Creek Pike, 512 feet northwest from the center line of the intersection of said pike and Green's Lane, being the northwest corner of property conveyed to Robert W. Beasley and wife by J.A. Williams, Jr., and wife, of record in Book 1383, page 449, said Register's office; thence along Beasley's southerly line, north 57° east 1,080 feet to an iron pipe at his southeast corner; thence south 33° east 200 feet to an iron pipe at the northeast corner of a 9.48 acre tract, shown on said survey; thence along the northerly line of said tract, south 57° west 1,080 feet to the center of white's Creek Pike; thence with the center of said Pike, north 33° west 200 feet to the beginning, containing 4.729 acres.

Being the same property conveyed to James Robert Eagin Sr. by deed from Sam Eagin of record in Deed Book 7330, page 754 in the register's office of Davidson County Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Peggy Joyce Patterson and her heirs and assigns, forever. And I do covenant with the said Peggy Joyce Patterson that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said land to the said Peggy Joyce Patterson and her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 28th. day of February, 1995

Witness: James R. Eagin Sr.

State of Tennessee

County of Davidson

On this 28th day of February, 1995 before me personally appeared James R. Eagin, Sr.

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Seal of office in said County on the day above written.

Sarah E Cathey

Notary Public.

My commission expires My Commission Expires MAY 24, 1997

STATE OF TENNESSEE, Davidson COUNTY.

I, _____, Register for said County of _____ do hereby certify that the within Deed and Certificate hereto attached were filed in my office on the _____ day of _____, 19____, at _____ o'clock _____M., and so noted in file book for Deeds and recorded in Deed Book No. _____, page _____.

_____, Register

_____, D. R.

WARRANTY DEED

FROM James R. Eagin Sr.

TO Peggy Joyce Patterson

Filed for Record this _____ day of _____, A.D., 19____ at _____ o'clock _____ Minutes _____M. Recorded in Deed Book No. _____ Page _____. Reg. Fee _____

Register.

State Taxes _____

Fees _____

Paid _____

MADISON A. WEST NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM EXPIRES JANUARY 22, 2029

STATE OF TENNESSEE
COUNTY OF

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 24,000, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14 day of April, 1995.

Notary Public

My Commission Expires: 1-22-29