K 2801

WARRANTY DEED

For and in consideration of the sum of

- - Eight Thousand and No/100 - *DOLLARS*

cash in hand paid by Wilbur H. Cate and wife, Virginia S. Cate, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideration the said Wilbur H. Cate and wife, Virginia S. Cate, have assumed and agree to pay the unpaid balance of a note dated September 22, 1953, for the principal sum of $14,500.00 which note is secured by a deed of trust executed by Thomas C. Harrison and wife, Marylou Wright Harrison, to Walter M. Noel, Trustee, of record in Book 2218, page 53, Register's Office for Davidson County, Tennessee.

We have bargained and sold, and by these presents do transfer and convey unto the said - - Wilbur H. Cate and wife, Virginia S. Cate

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Map of Woodmont Estates, No. 2, as of record in Book 1130, page 99, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Sugar Tree Road, at an iron pin at the corner of Lots Nos. 33 and 34; thence with the margin of said Road, westerly 100 feet to a concrete monument set at the beginning of a curve; thence around said curve in a northerly direction 44.12 feet to another concrete monument set in the easterly margin of Hilldale Drive; thence with the margin of said Drive, northerly 119.5 feet, and continuing with the same, northerly 160.5 feet to the corner of Lots Nos. 34 and 35; thence with the line between said lots, easterly 123.7 feet to the corner of Lots Nos. 33 and 34; thence with the line between said Lots, southerly 307.3 feet to the point of beginning.

Being the same property conveyed to Z. D. Atkins and wife, Peggy H. Atkins, by deed from Thomas C. Harrison and wife Marylou Wright Harrison, of record in Book 2336, page 584, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wilbur H. Cate and wife, Virginia S. Cate *their heirs and assigns, forever.*

And we do covenant with the said Wilbur H. Cate and wife, Virginia S. Cate, *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.*

And Z. D. Atkins and wife, Peggy H. Atkins *do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said* Wilbur H. Cate and wife, Virginia S. Cate *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hand on this 21st *day of* August, *19* 58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Z. D. Atkins

Peggy H. Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lucile R. Brodie, *a Notary Public in and for said County and State,* Z. D. Atkins and Peggy H. Atkins

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

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* August, *19*58.

Lucile R. Brodie *Notary Public*

Commission expires 4-23-61

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