K 3884

BOOK 3884 PAGE 628

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Cate (NAME)	Guaranty Mortgage Company (NAME)	MAP 147-05
4916 Danby Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	PAR 204
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	LD 67940 MS

For and in Consideration of the sum of Ten ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by John W. Cate and wife, Christina P. Cate of the balance of an indebtedness in the amount of $16,018.75 secured by a deed of trust, on the property herein conveyed, executed by W. L. Harper and wife, Eleanor E. Harper, to Herschel Greer, Trustee, of record in Book 3048, page 347, said Register's Office, to secure to Guaranty Mortgage Company, the payment of one note dated March 17, 1960, in the original principal amount of $17,300.00, payable in monthly installments of $101.03 each, including principal and interest at the rate of 5 3/4% per annum.

We, W. L. Harper and wife, Eleanor E. Harper have bargained and sold, and by these presents do transfer and convey unto the said John W. Cate and wife, Christina P. Cate their 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. 58 on the Map of Caldwell Country Estates, Section 1, as of record in Book 2663, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 115.01 feet on the northeast margin of Danby Drive and extends back 366.7 feet on the northwest line and 372.8 feet on the southeast line to a broken line, measuring 103.2 feet thereon.

Being the same property conveyed to W. L. Harper and wife, Eleanor E. Harper by deed from Sheridan Construction Company, of record in Book 3033, page 55, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2802, page 369, and also Plan of record in Book 2663, page 68, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4916 Danby Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Cate and wife, Christina P. Cate their heirs and assigns, forever.

And we do covenant with the said John W. Cate and wife, Christina P. 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, except as above stated, and taxes for the year 1965 which the Grantees agree to assume.

And we, W. L. Harper and wife, Eleanor E. Harper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Cate and wife, Christina P. Cate, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 20th day of April, 1965

W. L. Harper

Eleanor E. Harper

RECORDER'S MEMO
Illegible for writing, typing or printing
Illegible when received

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

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

Witness my hand and official seal at ....., Tennessee, this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

STATE OF North Carolina
County of Guilford

Personally appeared before me, W. A. Dallmire, a Notary Public in and for said County and State, the within named W. L. Harper and wife, Eleanor E. Harper

.....

.....

the 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 Greensboro N C this 27th day of April, 19 65.

W. A. Dallmire
Notary Public

Commission Expires July 16, 1965

STATE OF TENNESSEE
Davidson County

Before me, ..., a Notary Public within and for the State and County aforesaid, personally appeared .....

and ..... with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the ..... and ..... respectively of the ..... the within named bargainor, a corporation, and that (he / they) as such ..... and ....., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ..... as such ....., and attesting the same by the said ..... as such .....

Witness my hand and official seal at office at ..... on this the ..... day of ....., 19.....

My commission expires .....

.....
Notary Public

Consideration 18,500.00

Stamps — 2.75

Rec — 2.00

Tax — 28.25

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STATE TAX $ 22.25

PROBATE .50

TOTAL $ 28.25

APR 28 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 28 1965

C T

TURRENTINE REALTY CO.

WARRANTY DEED

FROM

W. L. HARPER AND WIFE,

ELEANOR E. HARPER

TO

JOHN W. CATE AND WIFE,

CHRISTINA P. CATE

7 8 2 1 6

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 28 9 22 AM '65

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RECORDING FEE $ 2.00

DEP. REG. X

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

33.00