WARRANTY DEED

BOOK 3948 PAGE 798

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Pate et ux.	James A. Pates	11D-67420
(NAME:)	(NAME:)	MAP 52-09
1253 Fern Bank Drive	1253 Fern Bank Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 141
Nashville, Tennessee	Nashville, Tennessee	MS
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifteen Thousand Five Hundred and no/100 ($15,500.00) *DOLLARS*

cash in hand paid by James A. Pate and wife, Elizabeth Pate, the receipt of which is hereby acknowledged,

I, Katharine D. Sandidge,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Pate and wife, Elizabeth Pate, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 3 of the tract of land conveyed by W. C. Womack, J. D. Dalton, H. M. Hayes, Jr. and C. D. Hayes to B. D. Sandidge of record in book 635, page 272, Register's Office for said County, and being more particularly described as follows:
Beginning at a point in the center of Fern Bank Drive, the northwesterly corner of Tract or lot No. 45 of the Montague Subdivision of record in book 421, page 129, and lot No. 3 of the subdivision of lots Nos. 45, 46, 47, 48 and 49 of Montague Subdivision, of record in book 547, page 35, of the said Register's Office; thence in a southerly direction with the center of Fern Bank Drive 217.25 feet to the intersection of lots Nos. 3 and 2; thence easterly with the line between lots 3 and 2, 285 feet to the low water mark of the Cumberland River; thence northerly with the low water mark of said River, 217.25 feet to a point, the line between lots 44 and 45 of said Montague Subdivision; thence westerly with the line between lots 44 and 45, 290 feet to the center of Fern Bank Drive, the point of beginning.
Being the same real property conveyed to B. D. Sandidge and wife, Katharine D. Sandidge, by deed from John C. Sandidge, of record in book 1110, page 205, Register's Office for said County, the said B. D. Sandidge having since died.

This conveyance is made subject to perpetual easement as set out in deed of Flowage Easement, of record in book 2200, page 195, said Register's Office.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 3948 PAGE 799

This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Pate and wife, Elizabeth Pate, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* James A. Pate and wife, Elizabeth Pate, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for 1965 which are prorated and assumed by the grantees.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James A. Pate and wife, Elizabeth Pate, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this 19th *day of* October, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Katherine D. Sandridge

.....

.....

.....

.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Katharine D. Sandidge,

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 19 65.

Alice McMahon, Notary Public.

Commission Expires April 25, 1966

STATE OF
COUNTY OF

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, this day of, 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires

Quan. 186372

WARRANTY DEED

FROM

Katharine D. Sandidge

TO

James A. Pate et ux.

STATE TAX $ 2.25
PROBATE .50
TOTAL $ 2.75

OCT 20 1965

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

PAID OCT 20 1965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

027833

OCT 20 3 00 PM '65

NOTED, BOOK 3948 PAGE 801
RECORDING FEE $ 2.00
BKP. REQ. _____

Compliments
Title

BOOK 3948 PAGE 801

200