BOOK 3974 PAGE 245

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Harold Cates (NAME)	Kimbrough-Kavanaugh and Associates (NAME)	6DA 80450
Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of - - - - - - $15,900.00 - FIFTEEN THOUSAND NINE HUNDRED AND NO/100 - - - - - - - - - - - - - - DOLLARS Cash in hand paid, receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office and place of business in Nashville, Davidson County, Tennessee, has

~~bargained~~ bargained and sold, and by these presents do transfer and convey unto the said Jerry Harold Cates and wife, Janice S. Cates, 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. 213 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 79.91 feet on the westerly side of Valley Ridge Drive and runs back between lines, 128.18 feet on the northerly line and 146.24 feet on the southerly line to a dead line on which it measures 82.21 feet.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Howard L. Haynes and wife, Marion Haynes et als of record in Book 3644, page 550, Register's Office for Davidson County, Tennessee.

This instrument was prepared by:
Miller Kimbrough
416 Union Street
Nashville, Tenn.

This is improved ( ) unimproved (XX) property, known as Valley Ridge 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 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.

In witness whereof, the said Randall Phillips Builders, Inc., has caused its corporate ~~Witness our hands this the ____ day of ____, 19__~~ name to be hereunto subscribed by its duly authorized officer at Nashville, Tennessee, this 31st day of December, 1965.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
President

STATE OF TENNESSEE
Davidson County

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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____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Tom Glascock, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged ~~(themselves)~~ to be the President and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that (he) as such President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Randall Phillips as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of December, 19 65.

My commission expires APRIL 30, 1969

Tom Glascock
Notary Public

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO Jerry Harold Cates et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

12369

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 3 2 31 PM '66

NOTED: BOOK 113 PAGE 269
RECORDING FEE $ 2.00
DEP. REG. .07

$15,900.00

STATE TAX $ 23.85
PROBATE 50
TOTAL $ 243.35

JAN 3 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 3 - 1966