This instrument prepared by A. Braden Floyd, Jr., Attorney

5333 Charlotte Avenue, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Catron et ux (NAME:)	Guaranty Mtg. Co. (NAME:)	Map 102-4
6406 Ranchero (STREET ADDRESS OR ROUTE NUMBER)	316 Union St. (STREET ADDRESS)	Par. 9
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. (CITY) (ZONE) (STATE)	BOOK 4052 PAGE 582

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by James C. Catron and wife, Merldean Catron

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we A. C. Oakley and Forrest Oakley, d/b/a Oakley Brothers Realty Company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 1040 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, page 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 1040 fronts 80 feet on the northwesterly side of Ranchero Drive and runs back 146.6 feet on the southwesterly line and 150.6 feet on the northeasterly line to a dead line in the rear on which it measures 79.86 feet.

Being the same property conveyed to A. C. Oakley and Forrest Oakley d/b/a Oakley Brothers Realty Company by deed from Wesley D. Jenkins and wife, Lorine L. Jenkins, of record in Book 4023, page 631, Register's Office for Davidson County, Tennessee.

The grantees assume and agree to pay a note to Guaranty Mortgage Company in the original principal sum of $12,600.00 of record in Book 3446, page 589, said Register's Office.

This is unimproved ( ) improved (✓) property, known as 6406 Ranchero (House Number) (Street) Nash. Tenn. 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.

WITNESS our hands this the 29th day of August, 1966

A. C. Oakley

Forrest Oakley

STATE TAX $ 20.69
PROBATE .50
TOTAL $ 21.19

SEP 1 1966

STATE OF TENNESSEE
Davidson County

Personally appeared before me, R. E. WORRALL, COUNTY COURT CLERK, DAVIDSON COUNTY, TENN., a Notary Public in and for said County and State, the within named A. C. Oakley and Forrest Oakley d/b/a Oakley Brothers Realty Company

the bargainor S, 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 29th day of Aug., 1966

Commission expires 5/9/66

Alfred A. Floyd, Jr.
Notary Public

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
220

FLOYD, JR.
NOTARY PUBLIC
DAVIDSON COUNTY

13 792 37

WARRANTY DEED

FROM

A. C. OAKLEY AND FORREST OAKLEY d/b/a OAKLEY BROTHERS REALTY COMPANY

TO

JAMES C. CATRON AND WIFE, MERLDEAN CATRON

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

41974

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 1 10 39 AM '66

NOTED: BOOK 114 PAGE 765
RECORDING FEE $ 2.00
DEP. REG.

File: A. Braden Floyd, Jr.