WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. George H. Cate, Jr. (NAME:)	Same (NAME:)	130-4
4010 Estes Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	38
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & No/100 - ($10.00) - - - - - - - - - - - - - - - - **DOLLARS**

and other good and valuable considerations, the receipt of which is hereby acknowledged, we, R. Theron Fontaine and wife, Elizabeth S. Fontaine,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** George H. Cate, Jr., and wife, Carolyn B. Cate, 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. 19 on the Plan of Comptonwood Subdivision, of record in Book 974, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. Theron Fontaine and wife, Elizabeth S. Fontaine, by deed from Roy O. Elam, Jr., and wife, Thelma B. Elam, of record in Book 3618, Page 207, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1023, Page 352; Book 1049, Page 546; and Book 1090, Page 176, Register's Office for Davidson County, Tennessee, and to the plan of record in Book 974, Page 10, said Register's Office, showing an owner's certificate, and a 20 foot sewer easement across the northwesterly corner of said lot.

This is unimproved (X) improved ( ) property, known as Lot #19, Comptonwood Subd., Nashville, Tenn. 37215 (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 George H. Cate, Jr., and wife, Carolyn B. Cate, their **heirs and assigns, forever.**

And we **do covenant with the said** George H. Cate, Jr., and wife, Carolyn B. 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 for 1968 taxes, which are assumed by the grantees.

And we, R. Theron Fontaine and wife, Elizabeth S. Fontaine **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** George H. Cate, Jr., and wife, Carolyn B. Cate, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** S. **this** 16th **day of** January, **19** 68

R. Theron Fontaine

Elizabeth S. Fontaine

This deed prepared by George H. Cate, Jr., Attorney
501 Commerce Union Bank Bldg., Nashville, Tenn. 37219

STATE OF TENNESSEE
Davidson County

Personally appeared before me, S. P. Hamilton, a Notary Public in and for said County and State, the within named R. Theron Fontaine and wife, Elizabeth S. Fontaine

the bargainer 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 16 day of January 19 68

Commission expires FEB 6, 1968

S. P. Hamilton
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM R. Theron Fontaine, et ux

TO George H. Cate, Jr., et ux

02863

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 17 9 00 AM '68

NOTE BOOK 118 PAGE 133
RECORDING FEE $ 3.00
DEP. REG. R

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 10,000.00

George H. Cate, Jr.

Subscribed and sworn to before me this 17 day of Jan. 1968

L. Gentry
Deputy Register

STATE TAX $ 26.00
PROBATE .50
TOTAL $ 26.50

JAN 17 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.