This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 146-4 Par. 95	Mr/Mrs. Leon Gordon same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 6D-23210	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4758 Timberhill Drive	LOAN OR ACCOUNT NO. B-2147106
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 5, 1963, in the original principal sum of $15,100.00, payable to Murphree Mortgage Company in monthly installments of $78.67, including interest as set forth in said note, and being secured by a deed of trust, executed by Wilbur H. Cate, Jr. and wife to Raymond L. David, Trustee, as of record in Book 3651, page 319,

WILBUR H. CATE, JR., and wife, GAIL M. CATE, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEON GORDON and wife, MARTHA ANN GORDON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 745 on the Plan of Caldwell Hall, Section XI, as of record in Book 3300, page 54,

Said Lot No. 745 fronts 79.9 feet on the easterly side of Timberhill Drive and runs back 201.2 feet on the north line and 227.85 feet on the south line, to a dead line in the rear on which it measures 88.47 feet.

Being the same property conveyed to Wilbur H. Cate, Jr., and wife, Gail M. Cate, by deed from Elmer D. Davies, Jr., et al., Substitute Trustee, as of record in Book 3617, page 111.

This ~~conveyance~~ is made subject to restrictions of record in Book 1788, page 108, and Book 3373, page 126.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1968 Metro Taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th day of September, 1968.

Gail M. Cate
Gail M. Cate

Wilbur H. Cate, Jr.
Wilbur H. Cate, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4266 PAGE 779

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Wilbur H. Cate, Jr., and wife, Gail M. Cate, 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, the 6th day of September, 1968.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500.00

Affiant Leon Gordon

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 1968

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: sc

FROM WILBUR H. CATE, JR., and wife

TO LEON GORDON and wife

A 12165

IDENTIF. REFERENCE

SEP. 9 12 43 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Ret. Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEP-9 CONV 19,500.00
SEP-9 S'TAX A* 50.70
SEP-9 PR'FEE A* .50
SEP-9 W'DEED A* 3.00 * 54.20

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public