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BOOK 4411 PAGE 987

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
APR 20 1 40 PM '70

IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 1970

Notary Public

MY COMMISSION EXPIRES: 8-27-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Tom G. Coleman, Jr., Attorney at Law, 1720 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Wayne Spray et ux (NAME)	Advance Mortgage Corporation (NAME)	Map 95-7
2319 Deerwood Drive (STREET ADDRESS OR ROUTE NUMBER)	First National Building (STREET ADDRESS)	Par 60
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Detroit, Michigan 48226 (CITY) (STATE) (ZIP)	3D 5926

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, John Marshall Cato, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Wayne Spray and wife, Margaret Elizabeth Spray,

HEREINAFTER CALLED THE 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. 200 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 200 fronts 86 feet on the southerly side of Deerwood Road and runs back 200.6 feet on the westerly line and 200.2 feet on the easterly line to a dead line, measuring 95 feet thereon.

Being the same property conveyed to John Marshall Cato, a single person, by deed from William F. Simmons and wife, Nella Carter Simmons, of record in Book 4292, page 929, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the herein named grantees will assume and agree to pay a first mortgage of record in Book 3511, page 87, Register's Office for said County. Said mortgage was assigned to National Life Insurance Company by instrument of record in Book 3539, page 369, said Register's Office.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 416, page 145; Book 1846, page 109; Book 1855, page 377, and Book 1876, page 264 and to all applicable Metropolitan Government planning and zoning regulations.

This is unimproved ( ) improved (X) property, known as 2319 Deerwood Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 16th day of April, 1970

X John M. Cato

STATE OF TENNESSEE
Davidson County

BOOK 4411 PAGE 988

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John Marshall Cato

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April 1970.

Commission expires July 23, 1971

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

Atlantic Mutual Ins. Co.
2544 Nolensville Rd.
Nashville, Tenn. 37211

WARRANTY DEED

FROM
John Marshall Cato

TO
Michael Wayne Spray and wife,
Margaret Elizabeth Spray

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.