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

WARRANTY DEED
ATC-156738

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-13-37	Mr/Mrs Fred H. Linder same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 6D-31270	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5105 Marchant Drive	LOAN OR ACCOUNT NO. 10735 PROPERTY IS [X] 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 October 14, 1960, in the original principal sum of $15,600.00, payable to Guaranty Mortgage Company, in monthly installments of $91.10, including interest at 5-3/4% per annum and being secured by a deed of trust executed by Frank L. Parrotte and wife to Herschel Greer, Trustee, as of record in Book 3144, page 621,

B. DALE CATES and wife, JONETTA M. CATES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRED H. LINDER and wife, RUTH S. LINDER

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. 1084 on the Map of Brentwood Hall Subdivision, Section 14, as of record in Book 2663, page 129, Register's Office, described as follows: BEGINNING at a point in the westerly margin of Marchant Drive at the common front corner of Lots 1083 and 1084; thence with a line between said lots, southwestwardly 201 feet to a point; thence southeastwardly 108 feet to a corner of a reserved tract; thence with the line of the same, northeastwardly 169.8 feet to a point; thence northwardly 40 feet to a point in the south margin of Marchant Drive; thence with the margin of said Drive, northwestwardly 66.8 feet to the point of beginning.

Being the same property conveyed to B. Dale Cates and wife, Jonetta M. Cates, by deed from Robert L. Shamblin and wife, Jo H. Shamblin, as of record in Book 4239, page 17.

This conveyance is made subject to restrictions in Book 1788, page 143; Book 2396, page 523 and Book 2905, page 287.

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 1970 Taxes, which have been prorated and 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 14th day of May, 19 70

B. Dale Cates

Jonetta M. Cates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4418 PAGE 185

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named B. Dale Cates and wife, Jonetta M. Cates 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 14th day of May, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26,1970.

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 $22,500.00

Fred H. Linder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 1970

MY COMMISSION EXPIRES: July 26,1970 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
B. DALE CATES AND WIFE

TO
FRED H. LINDER AND WIFE

A 77817

IDENTIF. REFERENCE

MAY 18 1 06 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Reau Folk

MAY 18 70 CONV 22,500.00
MAY 18 70 S TAX A* 58.50
MAY 18 70 PR FEE A* .50
MAY 18 70 W DEED A* 3.00 * 62.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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