BOOK 4457 PAGE 328

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,315.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCT 1970.

Notary Public

MY COMMISSION EXPIRES: 5-1-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Vaden (NAME)	Murphree Mortgage Company (NAME)	Map 95-11
2313 Cloverdale Road (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 30
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Gary A. Cathey and wife, Rebecca S. Cathey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommy Vaden and wife, Serrena Vaden

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. 70 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. 70 fronts 88.9 feet on the southerly side of Cloverdale Road, and runs back 176.6 feet on the easterly line and 201.5 feet on the westerly line, to a dead line, measuring 72.1 feet thereon.

Being the same property conveyed to Gary A. Cathey and wife, Rebecca S. Cathey, by deed from, James D. Sanders and wife, Annette J. Sanders, as of record in Book 4161, page 129, said Register's Office.

Said conveyance is expressly subject to the following:

1. Restrictions recorded in Book 416, page 145, as amended in Book 1846, page 109, and restrictions recorded in Book 1855, page 377, as amended in Book 1876, page 264, all of Register's Office for Davidson County, Tennessee.

2. 50-foot set-back line from Cloverdale Road and a 20-foot easement for public utilities along the rear line of the lot, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 2313 Cloverdale Road, Nashville, Tennessee
(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 our hands this 21st day of October, 1970

Gary A. Cathey

Rebecca S. Cathey

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert B. Reid, a Notary Public in and for said County and State, the within named Gary A. Cathey and wife, Rebecca S. Cathey

the bargainors, 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 31 day of October 1970

Commission expires 5-15-73

Robert B. Reid
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 Gary A. Cathey, et ux

TO Tommy Vaden, et ux

A 95465

IDENTIF. REFERENCE

Nov 6 8 23 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-6	CONV	20,378.62			
NOV-6	ST TAX		A*	53.04	
NOV-6	PR FEE		A*	.50	
NOV-6	W DEED		A*	3.00	* 56.54