BOOK 4540 PAGE 962 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29900

James G. Cate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 71

Notary Public

MY COMMISSION EXPIRES: 5/11/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Oliver H. Dale (NAME) 3121 Dickerson Rd., Nashville, Tenn. 37207 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Cate (NAME)	James G. Cate (NAME)	52-8
1209 Blackfoot Court (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	BR-43
Madison Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB#110-9065

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, Robert W. Slate and wife, Ruth N. Slate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Cate and wife, Karen Bryan Cate

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:

Lot #57 on plan of Sequoia Valley Section 2, as recorded in Book 4470 Page 94 of Registers Office of Said County. (Supercedes recording in Book 3700, Page 114 R.O.D.C.)

Said Lot fronts on the North Margin of Blacksfoot Court a total 142.6 feet, arcs of three curves as shown on the plat and runs back on the West 120.2 feet to a pin and on the East 115 feet to a monument and on the north side measures 79.85 feet on a line from monument to pin.

Being part of the same property conveyed to Robert W. Slate & wife, Ruth N. Slate by warranty deed in Book 4489 pages 127-131 Registers Office of said County.

Property is conveyed subject to restrictive covenants of Sequoia Valley as recorded.

This is unimproved ( ) improved (X) property, known as 1209 Blackfoot Court (House Number) (Street) Madison Tennessee (P. O. Address) 37115 (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 28th day of September, 1971

Robert W. Slate

Ruth N. Slate

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Martha B. Shepard, a Notary Public in and for said County and State, the within named Robert W. Slate & Ruth N. Slate

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 28th day of September 1971.

Commission expires 5/1/74

Martha B. Shepard
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 Robert W. Slate and wife,

Ruth N. Slate

TO James G. Cate and wife,

Karen Bryan Cate

332440

IDENTIF. REFERENCE

SEP 29 3 13 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: James G. Cate 1209 Acklen Court Nashville, Tenn. 37215

SEP 29 CONV 29,900.00
SEP 29 S TAX A* 77.74
SEP 29 PR FEE A* .50
SEP 29 W DEED A* 4.00 * 82.24