BOOK 4569 PAGE 221

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$32,000.00 Alfred P. Cate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 72

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred P. Cate (NAME)	Mortgage Associates, Inc. (NAME)	Map 119-7
2510 Glenrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Par. 127
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	6DA-34842

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, Billy R. Potter et ux Joyce P. Potter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred P. Cate et ux Eunice N. 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Glenrose Acres, as of record in Book 3842, Page 149, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 60 feet on the northerly side of Glenrose Avenue and extends back 93.7 feet on the easterly line and 100.4 feet on the westerly line to the L. & N. Railroad right of way and measures 122.6 feet thereon.

BEING the same property conveyed to Billy R. Potter et ux Joyce P. Potter by deed from Ernest Radabaugh et ux Lillian S. Radabaugh, as of record in Book 4469, Page 506, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 2510 Glenrose Avenue, 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 4th day of January, 19 72

Billy R. Potter

Joyce P. Potter

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Billy R. Potter et ux Joyce P. Potter

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 4th day of January, 1972.

Commission expires 5/10/75

W. K. Georgas, Jr.
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
BILLY R. POTTER ET UX
JOYCE P. POTTER,

TO
ALFRED P. CATE ET UX
EUNICE N. CATE.

B 45040

IDENTIF. REFERENCE

JAN 14 3 50 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

JAN 14 72	CONV	32,000.00			
JAN 14 72	S'TAX		A*	83.20	
JAN 14 72	PR'FEE		A*	.50	
JAN 14 72	W'DEED		A*	4.00	* 87.70