WARRANTY DEED

BOOK 4680 PAGE 996

This instrument prepared by:
JOHN W. NOLAN, III, Attorney at Law, 214 Third Ave. North, Nashville, Tenn.

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
James A Box	Same as owner	
639 Woodett Rd		161-6
Nashville Tenn.		25

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FOR AND IN CONSIDERATION of the sum of $32,442.39, of which $10,000.00 is paid in cash, the receipt of which is hereby acknowledged, and for the further consideration of the assumption of a first mortgage in the original amount of $15,000.00, of which there is a current balance of $11,442.39, which first mortgage is payable through the Collateral Investment Company, at a rate of $130.50 per month, the said first mortgage is of record in Deed of Trust Book 3623 at page 17, R.O.D.C., Tennessee, and for the further consideration of a second mortgage in the amount of $11,000.00, payable sixty (60) days from this date at 7½% interest per annum, which second mortgage shall be secured by a Deed of Trust from James A. Box and wife, Kerene D. Box, to John W. Nolan, III, as Trustee, to secure the payment of same, we, William H. Cates and wife, Reba G. Cates, hereinafter called GRANTORS, have bargained, sold, and by these presents do transfer and convey unto James A. Box and wife, Kerene D. Box, who together agree to assume the first mortgage as hereinabove mentioned, and who agree to the cash consideration and the second mortgage, and will be hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 98 on the Plan of McMurray Woods, Section III, as of record in Book 3300, page 83, Register's Office for said County, described as follows:
> BEGINNING at a point in the south margin of Woodett Road, at the corner of Lots 97 and 98; thence with the line between said lots, southerly 224.6 feet to a point; thence west 140.7 feet to a point in the east margin of an unnamed Lane; thence with the margin of the same, northerly 273.8 feet to the beginning of a curve; thence around said curve, northeasterly 53.64 feet to the margin of Woodett Road; thence with the margin of the same southeasterly, around a slight curve, 186.28 feet to the point of beginning.
> BEING the same property conveyed to C. D. Whorley, by deed from McDowell Real Estate Corp., as of record in Book 3537, page 185, said Register's Office.
> BEING also the same property conveyed to William H. Cates and wife, Reba G. Cates, by Warranty Deed from C. D. Whorley and wife, of record in Book 3610, page 172, R.O.D.C., Tennessee.

This property is subject to the 1973 taxes and to the restrictions of record in Book 3436, page 411, R.O.D.C., and to a 40 ft. setback line, a 50 ft. setback line on the west, a 10 ft. easement for public utilities

along the west sideline and south rear line, an easement for utilities overhang across the north front of the lot, an anchor easement 3 ft. x 20 ft. on the unnamed lane at the corner monument near Woodett Road, and an anchor easement 2½ ft. x 25 ft. on Woodett Road at the Northeast front corner, and subject to the first mortgage hereinabove described which the GRANTEES assume and agree to pay.

This is improved property, known as 639 Woodett Road, Nashville, Tennessee.

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 13 day of FEBRUARY, 1973.

William H. Cates — James A. Boyd

Reba G. Cates — Kerene D. Boyd

I hereby swear or affirm that the actual consideration or true value, for this transfer, whichever is greater, is $32,442.39. Affiant

Subscribed and sworn to before me this 14th day of Feb. 1973

Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret Ann Conlin,

a Notary Public in and for said County and State, the within named Wm. H. Cates, Reba G. Cates, James A. Boyd & Kerene D. Boyd, 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 13th day of February, 1973.

Margaret Ann Conlin
Notary Public

My commission expires: 4/27/76

MARGARET ANN CONLIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B 9 4 7 6 4

IDENTIF. REFERENCE

FEB 14 1 43 PM '73

DAVIDSON COUNTY, TENN.

FEB14	CONV	32,442.39			
FEB14	S'TAX		A*	84.24	
FEB14	PR'FEE		A*	.50	
FEB14	W'DEED		A*	4.00	* 88.74