THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

BOOK 4694 PAGE 486 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP AND PARCEL NUMBERS
James W. Cates, Sr.	Dobson & Johnson, Inc.	
(NAME) Route 1 - Harbordale Dr.	(NAME) 311 Plus Park Blvd.	75-4
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tenn.	(STREET ADDRESS) Nashville, Tenn. 37217	13 Pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by James W. Cates, Sr. and Margaret E. Jackson, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $26,700.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated Nov. 22, 1971, of record in Book 4555, page 628, Register's Office for Davidson County, Tennessee.

We, James L. Powers and wife, Mary Lou Powers,

have this day bargained and sold, and do hereby transfer and convey unto the said

James W. Cates, Sr. and Margaret E. Jackson,

their ~~XXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 342 on the Plan of Tulip Grove, Section 6, of record in Book 4460, page 19, Register's Office for said County.

Said lot fronts 87.94 feet on the northerly side of Pheonix Drive and extends back 146.26 feet on the easterly line and 145.75 feet on the westerly line to a dead line and measures 94.85 feet thereon.

Being the same property conveyed to James L. Powers and wife, Mary Lou Powers, by deed from Zack R. Cheek and wife, as of record in Book 4555, page 628, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,231.00

Subscribed and sworn to before me, this the 31st day of March 19 73.

Affiant James W. Cates Sr.

My commission expires: 10/30/73 (Affix Seal)

Notary Public David C. Kipp Sr.

This is ( ) unimproved ( ) improved property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James W. Cates, Sr. and Margaret E. Jackson, their

~~XXXXXX~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Cates, Sr. and Margaret E. Jackson, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* March, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James L. Powers
James L. Powers

X Mary Lou Powers
Mary Lou Powers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David C. Kipp, *a Notary Public in and for said County and State,* James L. Powers and wife, Mary Lou Powers, *the within named 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* 31st *day of* March, *19*73.

David C. Kipp *Notary Public*

Commission expires Oct 30, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

APR-3[illegible] CONV 32,231.00
APR-3[illegible] S'TAX A* 83.72
APR-3[illegible] PR'FEE A* .50
APR-3[illegible] W'DEED A* 4.00 * 88.22

WARRANTY DEED

FROM
James L. Powers, et ux
TO
James W. Cates, Sr. and
Margaret E. Jackson

C 0 0 7 5 7

IDENTIF. REFERENCE

APR 3 10 37 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

RETURN TO:
DOBSON & JOHNSON, INC.