BOOK 4792 PAGE 575

This Instrument Was Prepared By
Dewey K. Pedigo (05)
Of The Law Firm Pedigo & Saindon
Stahlman Building, Nashville, Tennessee

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP, PARCEL, SUBDIVISION NO. |
|---|---|---|
| CATE & BECTON | Same | |
| (NAME) 165 Tusculum Road | (NAME) Same | 162-6 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) | 14 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand Seven Hundred Eighty Two and 93/100----------($19,782.93)---------- Dollars, of which $3,200.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder, Alfred P. Cate and Rudy C. Becton, have assumed and agree to pay the unpaid balance of $16,582.93 of an original indebtedness of $16,800.00 secured by deed of trust in Book 4650, page 663, Register's Office for Davidson County, Tennessee,

Ray K. Givens

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

CATE & BECTON, a partnership composed of Alfred P. Cate and Rudy C. Becton, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 14 on the Plan of Old Tusculum Road Heights, as of record in Book 4390, page 45, Register's Office for said County.
Said Lot fronts 60 feet on the southerly side of Tusculum Road and extends back 159.04 feet on the easterly line and 170 feet on the westerly line to a dead line and measures 49.04 feet thereon.

Being the same property conveyed to Ray K. Givens, by deed from Bobby D. Batts and wife, Debra T. Batts, of record in Book 4714, page 321, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19782.93

Subscribed and sworn to before me, this the 28 day of FEBRUARY 19 74

Affiant Alfred P. Cate

My commission expires: 2/8/78 (Affix Seal)

Notary Public

DAVID WELLS BULLOCK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 165 Tusculum Road (House Number) (Street) Nashville, Tennessee 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 CATE & BECTON, a partnership composed of Alfred P. Cate and Rudy C. Becton, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said CATE & BECTON, a partnership composed of Alfred P. Cate and Rudy C. Becton, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 28th day of February, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ray K. Givens

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David W. Ellis, a Notary Public in and for said County and State, Ray K. Givens

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1974.

David W. Ellis
Notary Public

Commission expires 2/8/78

DAVID W. ELLIS NOTARY PUBLIC DAVIDSON COUNTY

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.....

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

MAR-4 74 CONV 19,782.93
MAR-4 74 S'TAX A* 51.48
MAR-4 74 PR'FEE A* .50
MAR-4 74 W'DEED A* 4.00 * 55.98

22875

WARRANTY DEED

FROM

RAY K. GIVENS

TO

CATE & BECTON, a partnership composed of Alfred P. Cate and Rudy C. Becton.

22875

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

C 4 4 1 0 1

IDENTIF. REFERENCE

MAR 4 9 05 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238