BOOK 4817 PAGE 657

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,202.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF May, 1974.

Notary Public

MY COMMISSION EXPIRES: 8-9-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney 807 American Trust Building, Nash. Tennessee, ~~from information furnished by the parties~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riley W. Springer (NAME)	Guaranty Mortgage Company (NAME)	Map 50-13
3180 Gwynwood Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par 22
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	12D-95336

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, STALEY E. CATHEY and wife, JUDY CATHEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RILEY W. SPRINGER, Unmarried

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. 45 on the Plan of Section One, Golden Valley Estates, as of record in Book 4175, page 142, Register's Office for said County.

BEGINNING at a point in the westerly margin of Gwynwood Drive, at the corner of Lots 45 and 46; thence with the line between said lots, westerly 120 feet to a point; thence northerly 105 feet to a point in the southerly margin of Richmond Hill Drive; thence with the margin of the same, easterly 95 feet to a point at the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the westerly margin of Gwynwood Drive; thence with the margin of the same, northerly 80 feet to the point of beginning.

BEING the same property conveyed to Staley E. Cathey and wife, Judy Cathey, by deed from Gaines Home Building Corporation, a Tennessee Corporation, of record in Book 4497, page 935, Register's Office for Davidson County, Tennessee

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company, of record in Book 4497, page 937, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 3180 Gwynwood Drive, 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 hand S this 1st day of May, 19 74

Staley E. Cathey

Judy Cathey

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Staley E. Cathey and wife, Judy Cathey

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 1st day of May, 1974.

Commission expires 4-27-77

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

STALEY E. CATHEY, ET UX

TO

RILEY W. SPRINGER, Unmarried

C 5 5 3 3 4

IDENTIF. REFERENCE

MAY 22 9 40 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 22	CONV	15,202.0			
MAY 22	S'TAX		A*	39.52	
MAY 22	PR'FEE		A*	.50	
MAY 22	W'DEED		A*	4.00	* 44.02