Prepared By: Thomas I. Bottorff
Attorney at Law
3rd Floor
Nashville Trust Bldg.
Nashville, Tennessee

BOOK 4810 PAGE 307

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JUDSON C. CATE ET UX (NAME)	Same (NAME)	MAP 53-3
1407 Overton Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 265
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M-P

FOR AND IN CONSIDERATION of the sum of Fourteen Thousand and no/100----------
----------($14,000.00)----------
Dollars,

cash in hand paid by JUDSON C. CATE and wife, RUBY CATE, the receipt of which is hereby acknowledged,

We, MARQUERITE RILEY ELLIS, WILLIAM KENNETH RILEY, AND PERRY THAXTON RILEY,

have this day bargained and sold, and do hereby transfer and convey unto the said
JUDSON C. CATE and wife, RUBY CATE, their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 152 of Section "B" on the plan of E. I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 152 fronts 60.6 feet on the easterly side of Overton Street and runs back between parallel lines, 88.7 feet to a dead line, measuring 60.6 feet thereon.

Being the same property devised to Marguerite Riley Ellis, William Kenneth Riley and Perry Thaxton Riley, by will of William Albert Riley, deceased, of record in Will Book 110, page 31, County Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 12th day of July, 1974

Affiant Perry T. Riley

My commission expires: May 16, 1976 (Affix Seal)

Notary Public Maud Burkhalter

This is improved (X) unimproved ( ) property, known as 1407 Overton Street (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
JUDSON C. CATE and wife, RUBY CATE, their
(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JUDSON C. CATE and wife, RUBY CATE, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 12th *day of* July, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marguerite Riley Ellis
Perry T. Riley
William K. Riley

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mabel Burkhalter, a Notary Public in and for said County and State, Marquerite Riley Ellis and Perry Thaxton Riley

the within named 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 29th day of July, 1974.

Mabel Burkhalter Notary Public

Commission expires May 16, 1976

STATE OF GEORGIA }
COUNTY OF }

Personally appeared before me, Ramona W. Sumner, a Notary Public in and for said County and State, William Kenneth Riley

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 Ocilla, Georgia
this 26th day of July, 1974

Ramona W. Sumner Notary Public

Commission expires 12-12-76

NOTARY PUBLIC IRWIN COUNTY, GA.

AUG-2 74	CONV	14,000.00				
AUG-2 74	S'TAX		A*	36.40		
AUG-2 74	PR'FEE		A*	.50		
AUG-2 74	W'DEED		A*	4.00	*	40.90

WARRANTY DEED

FROM

MARQUERITE RILEY ELLIS ET AL

TO

JUDSON C. CATE ET UX

C 65751

IDENTIF. REFERENCE

AUG 2 2 17 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238