THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4858 PAGE 865

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-13-10	Michael D. Van Sant same as below	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8DA-29425	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6346 Columbia Avenue	LOAN OR ACCOUNT NO. 552246-5 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 14, 1971, in the original principal sum of $12,850.00, payable to First Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Leonard E. Brand and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4536, page 956,

MURPH T. CATHCART and wife, GLADYS E. CATHCART hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL D. VAN SANT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 of Block "E" on the Map of Croleywood Subdivision, Section Two, as of record in Book 1130, page 100.

Said Lot No. 1 fronts 60 feet on the northerly side of Columbia Avenue and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Murph T. Cathcart, by deed from Leonard E. Brand and wife, as of record in Book 4791, page 738.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above and 1974 taxes which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of October 1974.

Gladys E. Cathcart

Gladys E. Cathcart

Murph T. Cathcart

Murph T. Cathcart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Jerry Blair, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Murph T. Cathcart and wife, Gladys E. Cathcart

the 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, the _____ day of October, 19 74.

My commission expires: 5-4-75

Jerry W. Blair
Notary Public

JERRY W. BLAIR * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 16,532.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF October, 19 74

MY COMMISSION EXPIRES: 5-4-75 (AFFIX SEAL)

Notary Public

JERRY W. BLAIR * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

C 7 4 2 9 6

WARRANTY DEED

FROM MURPH T. CATHCART AND WIFE

TO MICHAEL D. VAN SANT

IDENTIF. REFERENCE

OCT 9 3 12 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-9-74	CONV	16,532.68		
OCT-9-74	S'TAX		A*	42.90
OCT-9-74	PR'FEE		A*	.50
OCT-9-74	W'DEED		A*	4.00 A 47.40

Return to: RILEY, HERBERT & CRAWFORD
14th Floor, 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public