BOOK 4976 PAGE 127 **WARRANTY DEED**

Mail

THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. McKanna and wife, Vivien A. Casagrande (NAME)	Fidelity Federal Savings & Loan Association of Nashville (NAME)	Map 80-12
5165 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 70
Nashville, Tenn. 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 - (\$10.00) - - - - - *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement of Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4523, page 660, Register's Office for Davidson County, Tennessee,

DEC-3-75 CONV 73,500.00
DEC-3-75 S'TAX 8* 191.10
DEC-3-75 PR'FEE 8* .50
DEC-3-75 W'DEED 8* 6.00 * 197.60

We, Charles William Cathey and wife, Susan Cathey, *have bargained and sold, and by these presents do transfer and convey unto the said* James A. McKanna and wife, Vivien A. Casagrande, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 3 on the Revised Plan of Anderson Heights, as of record in Book 4175, page 105, Register's Office for said County, described as follows:

Beginning at a point in the center of a 20 foot common use drive, said point also being the common front corner of Lots Nos. 1 and 3; thence with the center of said drive and with a curve having a radius of 576.44 feet and in a southwesterly direction, 169.52 feet to a point, said point being the common front corner of Lots Nos. 2 and 4; thence continuing with a slight curve and the center line of said drive north 69° 16' 19" west 213.51 feet to a point; thence north 36° 29' 47" west and with the rear line of Lot No. 4, 144.61 feet to a concrete monument; thence north 32° 16' 49" east 314.84 feet to a point in the southwest line of the J. Wendell Hooke lands; thence with said line of the Hooke lands south 65° 3' 26" east 320.69 feet to a point, the common rear corner of Lots Nos. 1 and 3; thence with the line between said lots south 1° 02' 41" west 349.95 feet to the point of beginning.

Being the same property conveyed to Charles William Cathey and wife, Susan Cathey, by deed from Robert E. Young and wife, Bunny W. Young, of record in Book 4523, page 658, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions: (1) Deed of Trust as set forth above; (2) conditions of Plan of record in Book 4175, page 51, and as re-subdivided in Book 4175, page 105, Register's

(OVER)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is \$73,500.00

Subscribed and sworn to before me, this the 2nd day of December 1975

Affiant

My commission expires: My Commission Expires August 15, 1979

(Affix Seal)

Notary Public

GEORGE CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENN.

Office for Davidson County, Tennessee; (3) easement for roadways of record in Book 723, page 610, said Register's Office; and (4) easement for water main of record in Book 460, page 170, said Register's Office.

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T
IDENTIF. REFERENCE

DEC 3 9 32 AM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 5165 Granny White Pike, Nashville, Tennessee 37220
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. McKanna and wife, Vivien A. Casagrande, their *heirs and assigns, forever.*

And we *do covenant with the said* James A. McKanna and wife, Vivien A. Casagrande *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,* except as stated above.

And we, Charles William Cathey and wife, Susan Cathey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James A. McKanna and wife, Vivien A. Casagrande, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 2nd *day of* December, *1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles William Cathey
Charles William Cathey

Susan Cathey
Susan Cathey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George V. Crawford, Jr., a Notary Public in and for said County and State, the within named Charles William Cathey and Susan Cathey

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 2nd day of December, 19 75.

George V. Crawford, Jr., Notary Public.

My Commission Expires August 15, 1979

Commission Expires.....

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....