BOOK 5162 PAGE 487

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Joanne D. Cato
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June 19 77

Terry Ray Moore
Notary Public

MY COMMISSION EXPIRES: August 13, 1980
(AFFIX SEAL)

IDENTIF. REFERENCE T

JUN 22 12 46 PM '77
FEE
REGISTER
DAVIDSON COUNTY, TENN.

F-10-483

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Attorney, Suite 303, 4515 Harding Rd., Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Cato et ux (NAME)	First Federal Savings & Loan (NAME)	145-4
1045 Overton Lea Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Par 38
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Robert W. DuBois et ux, Mary E. Dubois

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H. Cato et ux Joanne G. Cato

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. 8 on the Map of the Third Addition of Lealand Manor, not of record, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts as follows:

BEGINNING on the southerly margin of Overton Lea Road, at the corner of Lots Nos. 7 and 8; thence with the line between said lots, southwardly 343.1 feet to the northerly margin of Ridge View Drive; thence with same eastwardly 203.40 feet to the corner of Lots No.s 8 and 9; thence with the line between said Lots northwardly 346.9 feet to the southerly margin of Overton Lea Road; thence with the same westwardly 200 feet to the beginning, containing 1.55 acres, more or less.

BEING the same property conveyed to Robert W. DuBois et ux, Mary E. DuBois, by deed from William R. Manier, III et ux, Mary Lee Mathews Manier of record in Book 4845, page 6, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1081, page 643, and in Book 1394, page 125, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1045 Overton Lea Road (House Number) (Street) Nashville (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 hands this 20th day of June, 19 77

Robert W. DuBois

Mary E. DuBois

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Terry Ray Moore, a Notary Public in and for said County and State, the within named Robert W. DuBois et ux, Mary E. DuBois

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 Tenn this 20th day of June, 19 77

Commission Expires August 13, 1980 Terry Ray Moore, Notary Public

TERRY RAY MOORE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF _____
_____ 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 purpose 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

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JUN 22 77	CONV	97,000.00			
JUN 22 77	S'TAX		B*	252.20	
JUN 22 77	PR'FEE		B*	.50	
JUN 22 77	W'DEED		B*	4.00	* 256.70

WARRANTY DEED

FROM
Robert W. DuBois et ux

Mary E. DuBois

TO
Thomas H. Cato et ux,

Joanne G. Cato

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York