FORM NO. WD-1

BOOK 5290 PAGE 8

PREPARED BY:
A. BRANCH FLOYD, JR. ATTY.
000 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1978

Notary Public

MY COMMISSION EXPIRES: 2-28-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark W. Grones (NAME)	Federated Fin. Mtg. Corp. (NAME)	103- 3 2430
4702 Nebraska, Ave., (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway Suite 700 (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga., 30339 (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, Leander S. Cato and Robert L. Cato and their respective wives, Dorothy S. Cato and Zora M. Cato

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark W. Grones, 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:

Being Lot No. 8 of Block 10, on the map of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th Ave., and runs back between parallel lims 160 feet to an alley.

Being the same property conveyed to Dora S. Cato by deed from Ethel Hickey, of record in Book 3463, page 273, Register's Office for Davidson County, Tennessee. The said Dora S. Cato having since died, and property being devised to Leander S. Cato and Robert L. Cato by Will of Dora S. Cato, of record in Will Book 117, page 378, Probate Court Clerk for Davidson County, Tennessee. Dorothy S. Cato the wife of Leander S. Cato and Zora M. Cato the wife of Robert L. Cato, join in the execution of this instrument to convey any and all rights that they might have in the herein described property.

This is ( ) unimproved ( ) improved property, known as 4702 Nebraska, Ave., Nashville, Tenn. 37209
(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 23rd day of May, 19 78

Leander S. Cato
(Leander S. Cato)

Robert L. Cato
(Robert L. Cato)

Dorothy S. Cato

Zora M. Cato

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the under signed, a Notary Public in and for said County and State, the within named Leander S. Cato and Robert L. Cato & Dorothy S. Cato & Jora M. Cato.

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 23rd day of May, 1978

Commission expires 2-28-81

Notary Public

NOTARY PUBLIC AT LARGE

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

E 67359

IDENTIF. REFERENCE

MAY 25 12 11 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM LEANDER S. CATO, ET AL

TO MARK W. GRONES, UNMARRIED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 25 78	CONV	35,750.00			
MAY 25 78	S'TAX		B*	92.82	
MAY 25 78	PR'FEE		B*	.50	
MAY 25 78	W'DEED		B*	4.00	* 97.32