This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5422 PAGE 962

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Robert Cato and Linda Joyce Gonzales	Third National Mortgage Company	118-13-170
(NAME:) 3607-B Wilbur Place	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37204	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James Robert Cato and Linda Joyce Gonzales and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles L. Lavine and wife, Marcia F. Lavine

have this day bargained and sold, and do hereby transfer and convey unto the said James Robert Cato and Linda Joyce Gonzales *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 34 on the Map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 75 feet on the northwesterly side of Wilbur Foster Drive and runs back 162 feet on the northeasterly line and 164 feet on the southwesterly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Charles L. Lavine and wife, Marcia F. Lavine by deed from William G. Husband, and wife, Marsha D. Husband, of record in Book 4799, page 47, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility purposes, 30-foot minimum building setback line from Maj. Wilbur Foster, and conditions of Owner's Certificate of record in Book 1130, page 2, Register's Office for said County; and a joint driveway serving Lots Nos. 33 and 34 of said subdivision of record in Book 3407, page 475, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 12th day of April 1979

Affiant James Robert Cato

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Emery

unimproved ( )
This is improved (X) property, known as 3607-B Wilbur Place, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 12th *day of* April, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles L. Lavine

Marcia F. Lavine

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensay, *a Notary Public in and for said County and State,* Charles L. Lavine and wife, Marcia F. Lavine

*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* 12th *day of* April, *19*79.

Mary Ensay
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

6639 DAVID MASON - QUICK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

K 236198

FROM Charles L. Lavine and wife, Marcia F. Lavine

TO James Robert Cato and Linda Joyce Gonzales

F-24783

IDENTIF. REFERENCE

APR 18 2 35 PM '79

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 147.50-	
6839A	04/18/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2 4 7 8 3

IDENTIF. REFERENCE

APR 18 2 35 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678160