2960 12-?? 126.31 - CHECK

FORM NO. WD-1

BOOK 5546 PAGE 326

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$46,111.79 Steve C Cates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF December 1979.

W K Dyer
Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve C. Cates (NAME)	Engel Mortgage Company, Inc. (NAME)	74-12/119
207 Bonnalynn Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	4D-31882
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (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~~ I, Robert E. Miers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve C. Cates and wife, Patricia L. Cates

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. 188 on the Plan of Hermitage Hills S/D, Section 2, of record in Book 2900, Page 112, Register's Office for Davidson County, TN.
Said Lot No. 188 fronts 75.0 feet on the northerly margin of Bonnalynn Drive and extends back 143.6 feet on the west line and 150.0 feet on the east line to a dead line in the rear which measures 107.22 feet thereon.

Being the same property conveyed to the within named Grantor by deed of record in Book 5374, Page 298, RODCTN.

This conveyance is subject to the restrictive covenants of record in Book 3096, Page 5, RODCTN.

This conveyance is further subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note payable to Engle Mortgage Company, Inc., and assigns, in the original principal amount of $32,700.00. Said Note is secured by a Deed of Trust of record in Book 5181, Page 252, RODCTN.

This is unimproved (X) improved ( ) property, known as 207 Bonnalynn Drive, Hermitage, TN 37076
(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 my hand this 19th day of December, 1979.

Robert E. Miers
Robert E. Miers

A-101

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Robert E. Miers

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 19th day of December 19 79.

Commission expires 4-17-83

W. K. Georgas, Jr.
Notary Public

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

WARRANTY DEED

FROM

TO

F 68951

IDENTIF. REFERENCE

DEC 20 9 46 AM '79

FELIX ZOLLICOFFER WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

46111.79- CO
119.86 CO TX
.50 PRFEE
6.00 WDEED
CHECK 126.36-
2960A12/20/75 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68951

REGISTER'S OFFICE
DEC 20 9 45 AM '79
REGISTER
DAVIDSON COUNTY, TENN.

No. 732616