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

WARRANTY DEED

BOOK 5640 PAGE 859

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Powell	SAME	72-3-250
(NAME) 2713 Eastland Ave	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nash. Tenn. 37206	(STREET ADDRESS)	
(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 Powell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Louis T. Cato, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said James Powell

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of a Subdivision of Lots Nos. 3 and 4 of the East Nashville Golf Club property, as of record in Book 547, page 136, Register's Office for said County.

Said Lot No. 16 fronts 60 feet on the northwesterly side of Golf Street, formerly Golf Club Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Louis T. Cato by deed from Charlie O. Luna, unmarried, which quitclaim deed is being recorded simultaneously with this instrument.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,500.00

Subscribed and sworn to before me, this the 20th day of August 1980

Affiant James A Powell

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC

unimproved (X)
This is improved ( ) property, known as Lot 16, Golf Street, Nashville, Tennessee 37216
(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 1980 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 20th *day of* August, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis T. Cato Louis T. Cato

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5640 PAGE 860

Personally appeared before me, Mary Ensay, *a Notary Public in and for said County and State,* Louis T. Cato, unmarried

the within named 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 Nashville, *Tennessee this* 20th *day of* August, *19*80

Mary Ensay
Notary Public

Commission expires 4/8/84

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 .....

Return to Chicago Title

235735

WARRANTY DEED

FROM

Louis T. Cato, unmarried

TO

James Powell

G 0 3 8 1 2

IDENTIF. REFERENCE

AUG 22 9 38 AM '80

FELIX Z. ALSUP, III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5640 PAGE 861

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
			650.00- CO	
			16.90 CO TX	
			.50 PRFEE	
			6.00 MOFEE	
			CHECK	23.40-
			7361A00/27/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O. 3812

IDENTIF. REFERENCE

AUG 22 9 38 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 775398