FORM NO. WD-1

BOOK 6044 PAGE 423

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

James Robert Cato
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL 19 83

John J. Adams
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Robert Cato	Commerce Union Bank	13047
(NAME)	(NAME)	
4307 Iroquois Avenue	1 Commerce Pl. Real Estate Div.	56
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205	Nashville, TN 37239	BM-8090
(CITY) (STATE) (P. O. ZIP)	(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, Edward D. Staples and wife, Elizabeth S. Staples

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Robert Cato and wife, Linda 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 the easterly 100 feet of Lot No. 179 and the westerly part of Lot 178 on the plan of Royal Oaks Land Co's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, Register's Office for said County. Said part of Lot 178 is shown as Lot 178C on the Resubdivision of part of Royal Oaks of record in Book 974, pages 4 and 5, said Register's Office, and further described from a survey of John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, dated March 14, 1983, as follows:

SAID property fronts 200 feet on the southerly side of Iroquois Avenue (or Place) and extends back 230.6 feet on the easterly line and 238 feet, more or less, on the westerly line to a dead line in the rear measuring 200 feet thereon.

BEING the same property conveyed to Edward D. Staples and wife, Ethlyne B. Staples by deed from Margaret Laws Smith and husband, Robert Day Smith of record in Book 1194, page 171, and by deed from Carl B. Stoltz and wife, Frances Jacobs Stoltz of record in Book 1488, page 87, both in the Register's Office for Davidson County, Tennessee. Ethlyne B. Staples has since died, and Edward D. Staples has since married the undersigned Elizabeth S. Staples.

This is improved (XX) unimproved ( ) property, known as 4307 Iroquois Avenue (House Number) (Street) Nashville, Tenn. 37205 (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 22nd day of APRIL, 19 83

Edward D. Staples
Edward D. Staples

Elizabeth S. Staples
Elizabeth S. Staples

STATE OF TENNESSEE
Davidson County

BOOK 6044 PAGE 424

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward D. Staples and wife, Elizabeth S. Staples

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 22nd day of APRIL 1983

Commission expires 1-22-84

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

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM

Edward D. Staples

TO

James Robert Cato

H 4 4 0 3 3

IDENTIF. REFERENC

APR 26 12 31 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to: jcb

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

2503 04/26 336.50- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6044 PAGE 425

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

150000.00- CO
390.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
2903A04/26/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 4 0 3 3.

IDENTIF. REFERENCE

APR 26 12 31 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944554