This Instrument Prepared By:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6375 PAGE 232

Address New Owner(s):	Send Tax Bill To:	Map-Parcel Nos.
James D. Catington, et ux. 1043 Ridgeview Drive Nashville, TN 37220	Same	145-8 Parcel 6

FOR AND IN CONSIDERATION of the sum of TEN and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vernon K. Church ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto James D. Catington and wife, Carol L. Catington ("GRANTEES"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being lot No. 10 on the plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, surveyor as follows:

Beginning on the southerly margin of Ridge View Drive at the common corner of lots Nos. 10 and 11; thence with the line between said lots, southwardly 399.4 feet to the southwest corner of lot No. 10; thence with the south line of said lot, eastwardly 176.16 feet to the westerly margin of Lakeview Drive, formerly Clonnel Road; thence with the westerly line of same, northwardly 64.57 feet to the beginning of a curve; thence with said curve, northeastwardly 205.38 feet to a point in said margin of said Road; thence northeastwardly 92.3 feet to the beginning of a curve; thence with a radius of 30 feet, northwestwardly to the southerly margin of Ridge View Drive; thence with the southerly margin of said Drive, westwardly 179.2 feet to the beginning, containing 1.59 acres, more or less.

Being the same property conveyed to Vernon K. Church and wife, Meta A. Church by deed from Gentry Estill, Jr. and wife, Edna E. Estill of record in book 2439, page 280, Register's Office for said County, the said Meta A. Church having since died.

Said property is unencumbered except as follows:

(1) Real estate taxes and assessments for the current year which shall be prorated and assumed by Grantees;

(2) Easement for public utility purposes along the southerly line of premises and conditions of owner's certificate as shown on the unrecorded plan of Lealand Manor, Third Addition;

(3) Easement for erection and maintenance of electric distribution lines as set out in a grant by the city of Nashville, of record in book 1781, page 208, Register's Office for Davidson County, Tennessee;

(4) Restrictive covenants contained in an instrument executed by Laura Lee Robertson, dated April 6, 1939 of record in book 1081, page 643, Register's Office for Davidson County, Tennessee; and

(5) Restrictive covenants contained in a deed from F. N. McNeill, Jr. to Gentry Estill, Jr. and wife, dated August 16, 1948, of record in book 1635, page 424, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1043 Ridgeview Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise herein set out. And GRANTOR does further covenant and bind himself and his heirs, successors and representatives to warrant and forever defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever, except claims arising from the matters to which this conveyance is made subject.

IN WITNESS WHEREOF, GRANTOR has executed this instrument this 31st day of August, 1984.

GRANTOR:

Vernon K. Church

Vernon K. Church

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $161,500.00.

Vernon K. Church

Affiant (Vernon K. Church)

Sworn to and subscribed before me, this 31 day of August, 1984.

Notary Public

My Commission Expires:

4-14-87

BOOK 6375 PAGE 234

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Vernon K. Church, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of August, 1984.

Notary Public

My Commission Expires:
4-14-87

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IDENTIFICATION

SEP 6 9 56 AM '84

DAVIDSON COUNTY, TN

3115 09/06 23.40- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6375 PAGE 235

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

161500.00- CAMT.
419.90 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 429.40-
8115A09/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 7 9 8

IDENTIF. T REFERENCE

SEP 6 9 56 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0066708