THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

File

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John H. Cates 6310 East Balley Rd. Nashville, Tennessee 37205		9D-27750 Map - 142 Parcel -136

WARRANTY DEED

BOOK 6524 PAGE 945

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Joseph H. Wiggins,unmarried (also known as Joe H. Wiggins)

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John H. Cates and wife, Lynn S. Cates

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 9th Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the westerly margin of Old Harding Road, said point further described as being 504.5 feet, more or less, north of the northwest corner of a tract of land conveyed to E. W. Horn and wife, by deed in Book 3127, page 271; thence leaving the westerly margin of Old Harding Road south 21 degrees 47 minutes 40 seconds east a distance of 366.70 feet to a point in the rear line of this tract; thence south 65 degrees 24 minutes 33 seconds west a distance of 85.39 feet to a point; thence north 23 degrees 50 minutes 17 seconds west a distance of 365.25 feet to the south margin of Old Harding Road; thence with the south margin of Old Harding Road north 64 degrees 43 minutes 49 seconds east a distance of 98.32 feet to the point of beginning.

BEING part of the same property conveyed to Joe H. Wiggins and wife, Peggy Ann Wiggins by Installment deed from R. E. Lepley and wife, Etta May Lepley, of record in Book 3277, page 344, said Register's Office. Joe H. Wiggins and Peggy Ann Wiggins have since been divorced by final decree in the Fourth Circuit Court for said County in Minute Book 44, page 285, Rule No. 45658, dated August 27, 1965. Peggy Ann Wiggins has since conveyed her interest in said property to Joe H. Wiggins by instrument of record in Book 3932, page 28, said Register's Office.

This is (un)improved property, known as 95 x 395 lot; Old Harding Road; Bellevue, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of March, 1985.

Joseph H. Wiggins

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of March, 19 85, before me personally appeared Joseph H. Wiggins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

BOOK 6524 PAGE 946

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00

_____
Affiant

Subscribed and sworn to before me, this the 29th day of March, 1985.

_____
Notary Public

My Commission Expires: 11-24-88

I 9 3 6 7 8

IDENTIFICATION REFERENCE

APR 2 1 56 PM '85

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Joseph H. Wiggins

to:
John H. Cates and wife
Lynn S. Cates

Return to: tl
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23013

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6524 PAGE 947

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

110.00- CAMT.
286.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 292.50-
4370A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 6 7 8

T
IDENTIF. REFERENCE

APR 2 1 56 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121408