FILE BILL 40

FORM No. WD-1

BOOK 6975 PAGE 356

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 86

Notary Public

MY COMMISSION EXPIRES: 10-19-87

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

| NAME | | ADDRESS | |
|---|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | | MAP-PARCEL NUMBERS |
| Robert D. Stewart | Mortgage Trust Company | | |
| (NAME) | (NAME) | | |
| 251 East Timmons Avenue | 2401 Hillsboro Road, Suite 100 | | 119-14-82.00 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | | |
| Nashville, Tn. 37211 | Nashville, TN 37212 | | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | | |

FOR AND 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, William K. Cato and Janice M. Cato /wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Stewart and Denise A. Stewart /wife

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 Lot No. 26 of Block "A" on the Map of Woodbine Courts, Part 1, of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 of Block "A" fronts 85 feet on the south side of East Timmons Avenue and runs back between lines 219.1 feet on the west line and 218.5 feet on the east line to a dead line and measures 85 feet thereon.

Being the same property conveyed to William K. Cato and wife, Janice M. Cato by deed from Herbert M. Collins and wife, Elizabeth S. Collins of record in Book 6208, page 555, Register's Office, Davidson County, Tennessee.

4 0 8 1 2

IDENTIFICATION REFERENCE

SEP 10 3 22 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 251 East Timmons Avenue, Nashville, Tn. 37211
(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 our hand s this 9th day of September, 19 86

William K. Cato
~~William K. Cato~~

Janice M. Cato
Janice M. Cato

09/10 157.70- CHECK

470

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William K. Cato and wife, Janice M. Cato

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 9th day of September, 19 86

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

William K. Cato and wife, Janice M. Cato

TO

Robert D. Stewart and wife, Denise A. Stewart

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

54000.00 CAMT.
151.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.70
0470A09/10/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

40812

IDENTIFICATION REFERENCE

SEP 10 3 22 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 293325