Map: 161-7

Parcel: 61

WARRANTY DEED

Address of New Owner(s)
Hugh C. Cates
6755 Holt Road
Nashville, Tennessee 37211

Address of Mortgagee:
NONE

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Nashville CityBank Building
315 Union Street
Nashville, Tennessee 37201

MAIL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $22,000.00.

Steven D. Cates
Affiant

Subscribed and sworn to before me this 30 day of December, 1986.

Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of TWENTY-TWO THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Leonard Edmond Hill and wife, Katie Lou Hill, have bargained and sold, and by these presents do transfer and convey to Hugh C. Cates and Steven G. Cates, as tenants in common, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Reserved Parcel "C" on the Plan of Kingswood Park, as of record in Book 2900, Page 70, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Green Leaf Drive, common corner of said Parcel "C" and Lot No. 11; thence with the line between Parcel "C" and Lot 11 westerly 275 feet to the easterly line of the portion of Lot "C" previously conveyed to William O. Lee, Trustee, by deed of record in Book 3856, Page 469, said Register's Office; thence with said line south 34° west 100.39 feet; thence south 87° 4' east 326.05 feet to a point in the westerly margin of Green Leaf Drive; thence with said margin northerly 81.1 feet to the point of beginning.

Subject to the following restrictions, which are permanent and shall run with the land. The property conveyed herein shall contain only a single family dwelling and appurtenant outbuildings. The construction plans for such dwelling shall be approved by Leonard Edmond Hill prior to the building of such dwelling. The dwelling shall be comparable in size and style to nearby homes on Green Leaf Drive and shall contain a garage and off-street parking. The dwelling shall be set back from Green Leaf Drive approximately the same distance as other nearby residences on the same side of Green Leaf Drive.

Being the same property conveyed to Leonard Edmond Hill and wife, Katie Lou Hill, by warranty deed from C. C. Adams and James E. Adams of record in Deed Book 4374, Page 175, Register's Office for Davidson County, Tennessee.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Hugh C. Cates and Steven G. Cates, their heirs and assigns, forever.

Leonard Edmond Hill and wife, Katie Lou Hill, do represent to Hugh C. Cates and Steven G. Cates, that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Leonard Edmond Hill and wife, Katie Lou Hill, do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described land to Hugh C. Cates and Steven G. Cates, their heirs and assigns, against the lawful claims of all persons.

Witness this 30 day of December, 1986.

Leonard Edmond Hill
Leonard Edmond Hill

Katie Lou Hill
Katie Lou Hill

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Leonard Edmond Hill and wife, Katie Lou Hill, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 30 day of December, 1986.

NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 7-9-89

78171

IDENTIFICATION REFERENCE

DEC 31 9 03 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7088 PAGE 53

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

2001.00- CAPT.
61.10 STAX
.50 PRFF
6.00 MISC
SUBTOTAL 68.10-
CHECK/CASH 68.10-
BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78171

IDENTIFICATION REFERENCE

Dec 31 9 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28665