INSTRUMENT PREPARED BY:
gles A. Brace
Kelley, Herbert & Crawford
Floor, Noel Place
Fourth Avenue North
MAP AND PARCEL NUMBER(S)
ville, TN 37219-0870

WARRANTY DEED

BOOK 9238 PAGE 463

MAP AND PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
145-4-38	Mr/Mrs Harold F. Oven	Union Planters Bank 401 Union Street Nashville, Tn 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	1045 Overton Lea Road	PROPERTY IS xX IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

94 FEB -2 AM 10:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

13887

THOMAS H. CATO and wife, JOANNE G. CATO

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HAROLD F. OVEN and wife, JACKIE H. OVEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No.8 on the Map of the Third Addition of Lealand Manor, not of record, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts as follows: BEGINNING on the southerly margin of Overton Lea Road, at the corner of Lots Nos. 7 and 8; thence with the line between said lots, southwardly 343.1 feet to the northerly margin of Ridge View Drive; thence with same eastwardly 203.40 feet to the corner of Lots Nos. 8 and 9; thence with the line between said Lots northwardly 346.9 feet to the southerly margin of Overton Lea Road; thence with the same westwardly 200 feet to the beginning, containing 1.55 acres, more or less.

Being the same property conveyed to Thomas H. Cato and wife, Joanna G. Cato by deed from Robert W. Dubois and wife, Mary E. Dubois, as of record in Book 5162, page 487, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1994 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the day of 31st January, 1994.

Thomas H Cato
Thomas H. Cato

Joanne D. Cato
Joanne G. Cato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9238 PAGE 464

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Thomas H. Cato and wife, Joanne G. Cato

the bargainor(s), 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, the 31st day of January, 19 94.

My commission expires:

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 525,000.00 Harold F. Oven
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 94 MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

WARRANTY DEED

FROM
THOMAS H. CATO AND WIFE

TO
HAROLD F. OVEN AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

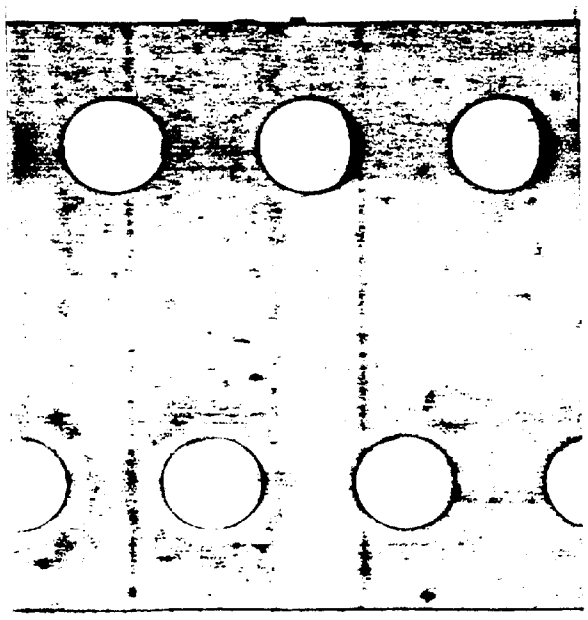
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

6405 02/02 0101 03CHECK 1951-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

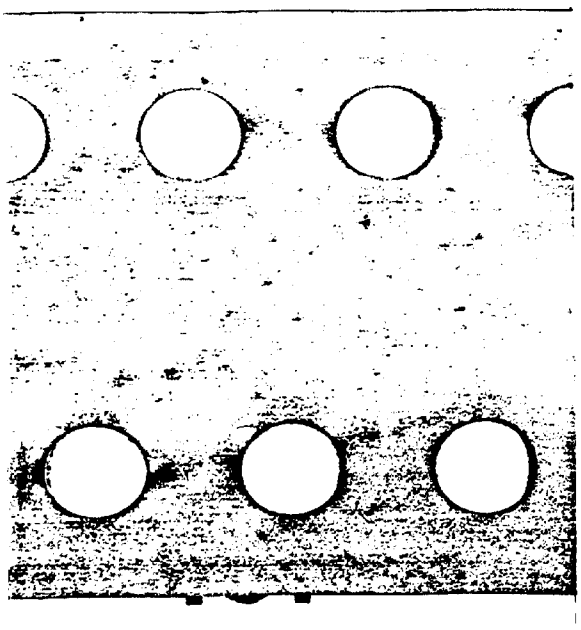
RECEIVED OF _____

FOR _____

BOOK 9238 PAGE 465

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



CAMT 525000.00
CON TX 1942.50
PRFEE 1.00
WDEED 8.00
TOTAL 1951.50
CHECK 1951.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/94 01 10:21 0001 1405

13887
IDENTIF. & REFERENCE

94 FEB -2 AM 10: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752392