48459

IDENTIFICATION REFERENCE

BOOK 9340 PAGE 104

94 MAY 10 AM 11:0[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Thomas Heard Cato
Affiant

Subscribed ad sworn before me, this 10th day May, 1994.

Notary Public

My Commission Expires: 7/22/95

Box 44

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Thomas Heard Cato	NationsBanc Mortgage Corp.	
2846 Sugartree Road	P. O. Box 35140	117-09-084
Nashville, TN 37215	Louisville, KY 40232	7DA 36880

NESLI[illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

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, **FRED L. JAMES, JR., AND WIFE, CAROLYN C. JAMES**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS HEARD CATO**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Woodmont Estates, No. 2, of record in Book 1130, page 99, Register's Office for said County.

Said Lot No. 27 fronts 100 feet on the northeasterly margin of Sugartree Road and extends back 206.8 feet on the northwesterly line and 219.6 feet on the southeasterly line to a dead line in the rear, measuring 110.4 feet thereon.

Being the same property conveyed to Fred L. James, Jr., and Carolyn B. Cate by deed from Suzanne Johnson Lewter and husband, Charles A. Lewter of record in Book 6276, page 627, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 6373, page 447, Register's Office for said County, a tenancy by the entireties was created in Fred L. James, Jr. and wife, Carolyn C. James.

This conveyance is made subject to:

1. 1994 taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. An easement for an 18 inch sewer line, together with a manhole cover lying therein across the rear portion of said lot, granted to the City of Nashville, of record in Book 3347, page 382, Register's Office for said County.

3. Subject to the flow of Sugar Tree Creek across as much of the premises as may lie therein.

4. Matters shown on the Plan of record in Book 1130, page 99, Register's Office for said County.

This is improved property known as 2846 Sugartree Road, Nashville, TN 37215.

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, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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 hands this 10th day of May, 1994.

Fred L. James, Jr.

Carolyn C. James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRED L. JAMES, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 1994.

Notary Public

My Commission Expires: 7/22/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

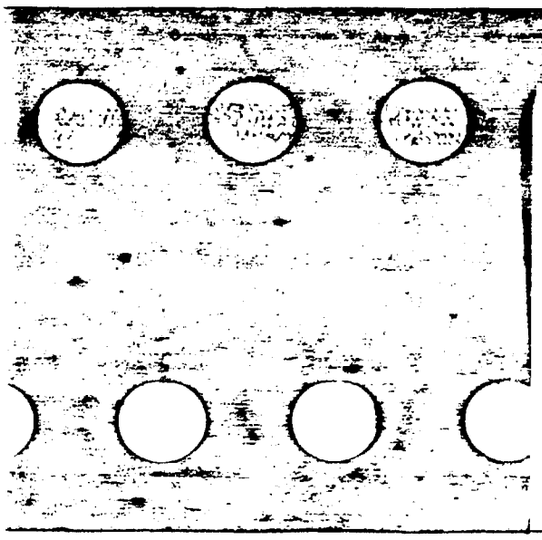
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN C. JAMES**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 1994.

Notary Public

My Commission Expires: 7/22/95

4327 05/10 0101 03CHECK 730.50



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

RECEIVED OF _____

FOR _____

BOOK 9340 PAGE 106

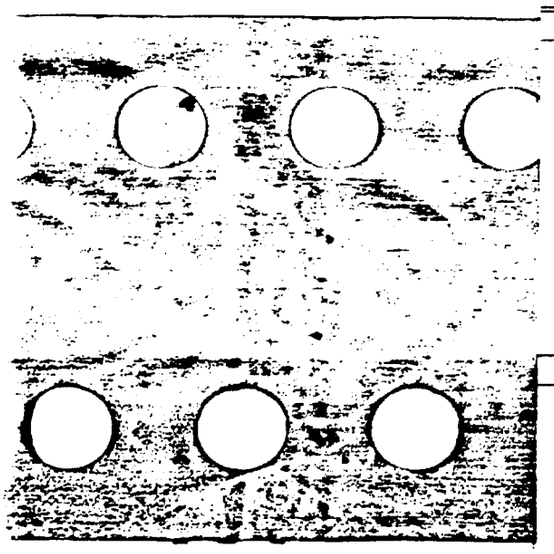
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 8.00
TOTAL 730.50
CHECK 730.50

05/10/94 01 11:02 0001 4327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48459
IDENTIF. ↑ REFERENCE

94 MAY 10 AM 11:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789375