BOOK 9771 PG 230

41
Catr

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Gretchen E. Catron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 95

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires 5-16-99

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher E. Catron (NAME)	NationsBank of Tennessee, N.A. (NAME)	91-16-071
4405 Elkins Avenue (ADDRESS)	3401 West End Avenue (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Julius A. Rose and wife, Peggy Rose and Hazel Rose Lauer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher E. Catron and wife, Gretchen E. Catron

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, TN, being Lot No. 306 of Block No. 14 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julius A. Rose and Hazel Rose Lauer by quitclaim deed from William J. Hart, trustee of record in Book 9282, Page 280, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

All matters shown on the Plan of Record in Book 57, Page 103, said Register's Office.

[illegible] 223.60

0092412
IDENTIF. # REFERENCE

95 AUG 23 PM 12:01

REGISTER
DAVIDSON CO., TN.

unimproved ( )
This is improved (X) property, known as 4405 Elkins Avenue, Nashville, TN 37209
(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 21st day of August 19 95

Julius A. Rose

Hazel Rose Lauer

Peggy Rose

230

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9771 PG 231

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julius A. Rose and wife, Peggy Rose and Hazel Rose Lauer

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 Brentwood, Tennessee, this 31st day of August, 19 95.

Commission expires May 16, 1999

THERESA L. READ NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires: 5-16-99

Notary Public

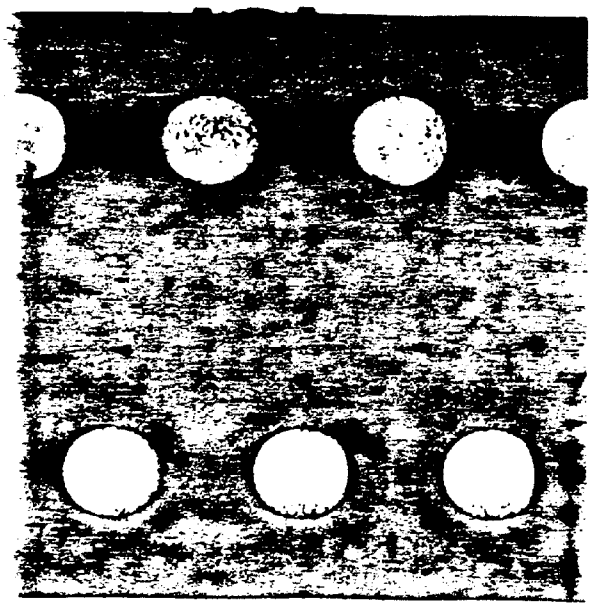
STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

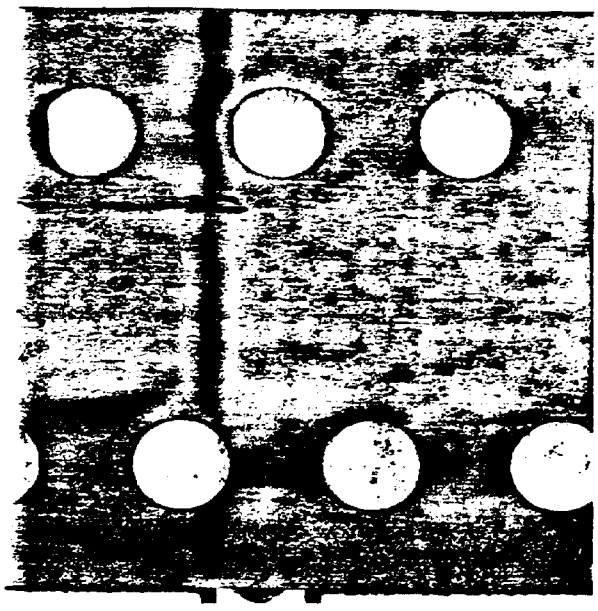
RECEIVED OF _____

FOR _____

BOOK 9771 PG 232

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



AMT	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	8.00
TOTAL	223.60
CHECK	223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5674

95 AUG 23 PM 12:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

009241 2
IDENTIF. ↑ REFERENCE

No. 944620