63

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Mr. Anthony Cates (NAME)	Mr. Anthony Cates (NAME)	
158 Kirkland Ave (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	72-7-65
Nashville, TN (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of _____

Ten and 00/100---------- DOLLARS cash and other good and valuable consideration paid by Anthony Cates, receipt of which is hereby acknowledged, we, Fred Burr Woodruff and Iris Talley,

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3471 11/30 0101 03CHECK 105.50

have bargained and sold, and by these presents do transfer and convey unto the said Anthony Cates

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land, being lot no. 16 in the plan of Inglewood. Said lot no. 16 fronts 100 ft. on the south side of Kirkland Ave., and runs back between parallel lines 266.6 ft. on the east line and 271.8 ft. on the west line.

Being part of the same property devised to Fred Burr Woodruff and Iris Talley by will of Emma G. Woodruff of record in Will Book 134, Page 501, Probate Court Clerk's Office for Davidson County, Tennessee (File No. 70252).

95 NOV 30 PM 12:53

0127258

unimproved ( )

This is improved ( ) property, known as 1158 Kirkland Avenue (House Number) (Street)

Nashville, Tn (P.O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 17 day of November, 1995

Fred Burr Woodruff

Fred Burr Woodruff

Iris Talley

Iris Talley

14674.HUD

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STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Fred Burr Woodruff

_____

_____

the bargainor _____, with whom I am personally acquainted, 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 _____ day of _____ November _____, 19 95 .

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of 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 _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Brenda C. Orr

Sworn to and subscribed before me
this 17th day of November, 19 95 .
My commission expires 1-25-97 Notary Public

LISA McCLURE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This instrument was prepared by:

Amqui Title And Escrow Company, Inc. 405 Two Mile Pike Goodlettsville, Tn. 37072
Name Address

WARRANTY DEED

FROM

TO

14674.HUD

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No 5907

State of CALIFORNIA

County of LOS ANGELES

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On NOVEMBER 16, 1995 (DATE) before me, DORIS M. LANEY (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared FRED BURR WOODRUFF (NAME(S) OF SIGNER(S)),

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DORIS M LANEY
COMM. #949976
Notary Public-California
LOS ANGELES COUNTY
My comm. expires DEC 25,1995

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

Two
NUMBER OF PAGES

11/17/95
DATE OF DOCUMENT

IRIS TALLEY
SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

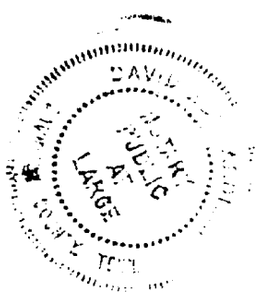
Personally appeared before me, David Bombardieri, A Notary Public, in and for said County and State, the within named Iris Talley, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

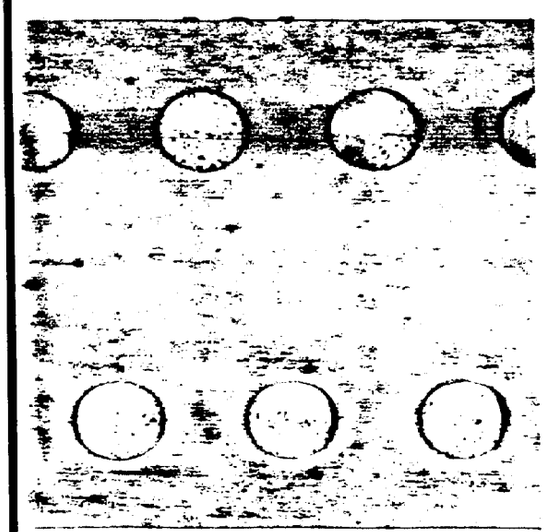
Witness my hand and official seal at Nashville, Tennessee, this 14th day November, 1995.

David Bombardieri

Notary Public

Commission Expires 7/25/98





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

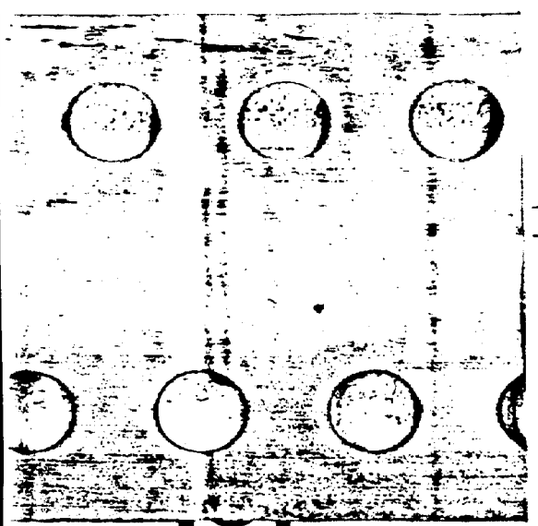
RECEIVED OF _____

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



CAMT 24000.00
CON TX 88.80
PRFEE 1.00
WDEED 16.00
TOTAL 105.80
CHECK 105.80

11/30/95 01 10:55 0001 3071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127258

IDENTIFICATION REFERENCE

95 NOV 30 AM 10:53

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 981585