0127832
IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 37109
Dav. Co. File: Box 8

95 DEC -1 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9875 PG 79

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| George Harrison Cate, Jr.<br>Freda D. Cate<br>120 Chatsworth Drive<br>Nashville, Tennessee 37215 | SAME |

**TAX MAP-PARCEL NUMBERS: 131-01F-11**

3 '95 12 '95 0101 03CHECK 1217.35

# *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, the undersigned **John M. Hill and spouse, Joyce Daniel Hill,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George Harrison Cate, Jr. and spouse, Freda D. Cate,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11 on the plan of Chatsworth (formerly Buxton Square), of record in Book 5200, page 575, Register's Office for said County.

SAID Lot No. 11 fronts 75.33 feet on the northerly margin of Chatsworth and extends back 110.79 feet on the westerly line and 110.76 feet on the easterly line to a dead line in the rear, measuring 77.67 feet thereon.

BEING the same property conveyed to John M. Hill and wife, Robyn C. Hill by deed from David R. Smith and wife, Catherine G. Smith of record in Book 7239, page 230, said Register's Office. John M. Hill and Robyn C. Hill have since been divorced by Final Decree of the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 92D-3421. Robyn C. Hill has since conveyed all her interest in said property to John M. Hill by quitclaim deed of record in Book 9396, page 368, said Register's Office.

Joyce Daniel Hill, spouse of John M. Hill, joins in this conveyance soley for the purpose of waiving any marital interest she might have in the subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6049, Page 665 as amended in Book 6114, page, 43, Book 6049, page 681 as amended in Book 6114, page 49, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Joyce Daniel Hill by John M. Hill as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by

reference. BOOK 9875PG 80

**This is improved property, known as:** 120 Chatsworth Drive, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 30th day of November, 1995.

**John M. Hill**

**Joyce Daniel Hill, By: John M. Hill, Atty-In-Fact**

**State of Tennessee**
**County of Davidson**

On this 30th day of November, 1995, before me the undersigned authority, personally appeared **John M. Hill**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 325500.00

George Harrison Cate, Jr.
Affiant

Sworn and subscribed before me on the 30th day of November, 1995.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Hill**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Joyce Daniel Hill**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of November, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: John M. Hill**

**TO: George Harrison Cate, Jr. and Freda D. Cate**

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**John M. Hill, Affiant**

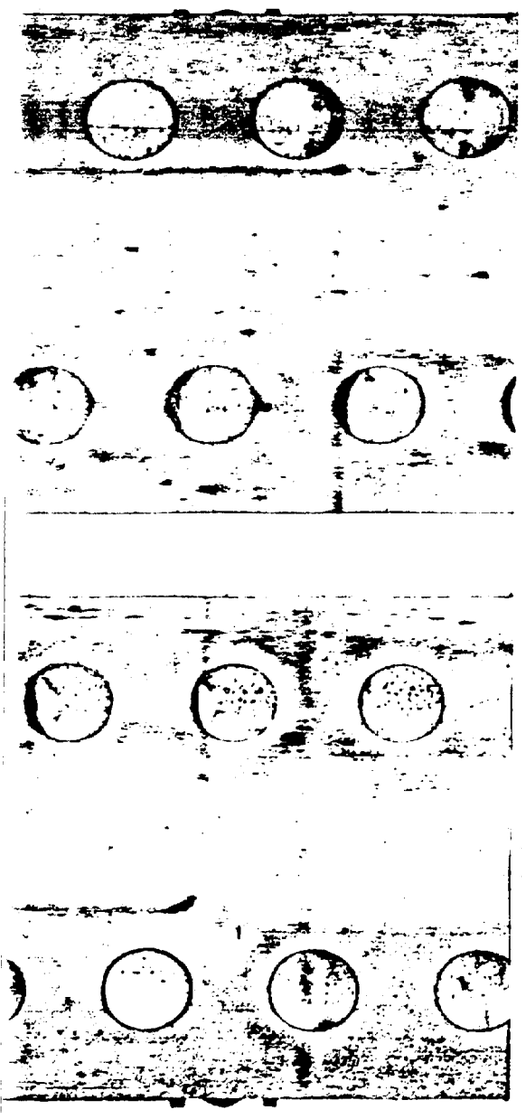
Sworn to and subscribed before me this

30th day of November, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98



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

RECEIVED OF _____

FOR _____

BOOK 9875 PG 82

| | | |
|---|---|---|
| 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
325500.00
CON TX 1204.35
PRFEE 1.00
MDEED 12.00
TOTAL 1217.35
CHECK 1217.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3681

0127832
IDENTIF. ↑ REFERENCE

95 DEC -1 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 982186