BOOK 10159 PG 698

**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 84,500.00

Affiant

Subscribed and sworn to before me, this 15th day of August 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| DOUGLAS E. STEVENSON<br>1158 Kirkland Avenue<br>Nashville, Tennessee 37216 | FIRST UNION MORTGAGE<br>1410 Commonwealth Road Ste 140<br>Wilmington, NC 28403 | MAP 72-7<br>PARCEL 65 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FOUR THOUSAND FIVE HUNDRED AND NO/100---------- ($ 84,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, ANTHONY CATES, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DOUGLAS E. STEVENSON AND WIFE, TAMARA A. MARSHALL-STEVENSON 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:

BEING Lot No. 16 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 100.0 feet on the southerly margin of Kirkland Avenue and runs back between parallel lines 266.6 feet on the easterly line and 271.8 feet on the westerly line to a dead line.

BEING the same property conveyed to Anthony Cates by deed from Fred Burr Woodruff and Iris Talley of record in Book 9873, page 164, Register's Office for Davidson County, Tennessee.

DEBORAH CATES, spouse of Anthony Cates, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1158 Kirkland Avenue, Nashville, Tennessee 37216

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of August, 19 96.

ANTHONY CATES

DEBORAH CATES

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 ANTHONY CATES and DEBORAH CATES, the bargainors, 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 this 15th day of August, 1996.

My Commission Expires: November 22, 1997

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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 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 this _____ day of _____, 19 ____.

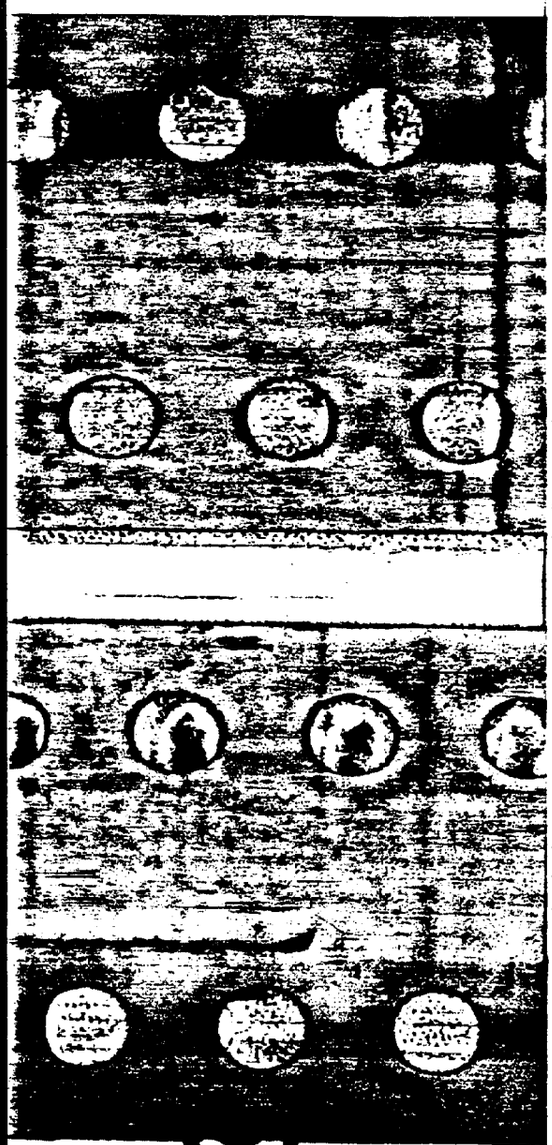
My Commission Expires: _____

Notary Public

0215548
IDENTIF. & REFERENCE

96 AUG 19 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8126 08/19 0101 03CHECK 321.65



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

RECEIVED OF _____

FOR _____

BOOK 10159 PG 700

| | | |
|---|---|---|
| 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 84500.00
CON TX 312.65
PRFEE 1.00
WDEED 8.00
TOTAL 321.65
CHECK 321.65

08/19/96 01 10:02 0001 8126

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0215548
IDENTIF. ↑ REFERENCE

96 AUG 19 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1020688