0244950

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

96 NOV -8 AM 9:14

ELIA Z. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38353
Dav. Co. File: Box 8

BOOK 10254 PG 437

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Kurt D. Frederick<br>Connie T. Frederick<br>933 Plateau Parkway<br>Nashville, TN 37205 | Countrywide Home Loans<br>155 North Lake Avenue<br>Pasadena, CA 91109 |

**TAX MAP-PARCEL NUMBERS: 115-01-42 08DZ 63465**

# *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 **Joseph W. Cathcart, Jr. and spouse, Martha C. Cathcart,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kurt D. Frederick and spouse, Connie T. Frederick,** 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. 227 on the Plan of the addition to West Meade Hills of record in Plat Book 3600, Page 18, Register's Office for said County.

SAID Lot No. 227 fronts 135 feet on the westerly margin of Plateau Parkway and extends back 308.2 feet on the southerly line and 315 feet on the northerly line to a dead line in the rear, measuring 135.24 feet thereon.

BEING the same property conveyed to Joseph W. Cathcart, Jr., and wife, Martha C. Cathcart by deed from John B. Downey and wife, Miriam E. Downey of record in Book 3679, Page 231, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

**This is improved property, known as:** 933 Plateau Parkway, Nashville, TN 37205

**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. BOOK 10254 PG 438

**WITNESS THE EXECUTION HEREOF** this 7th day of November, 1996.

Joseph W. Cathcart, Jr.

Martha C. Cathcart

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

On this 7th day of November, 1996, before me the undersigned authority, personally appeared **Joseph W. Cathcart, Jr.** and **Martha C. Cathcart**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155000.00

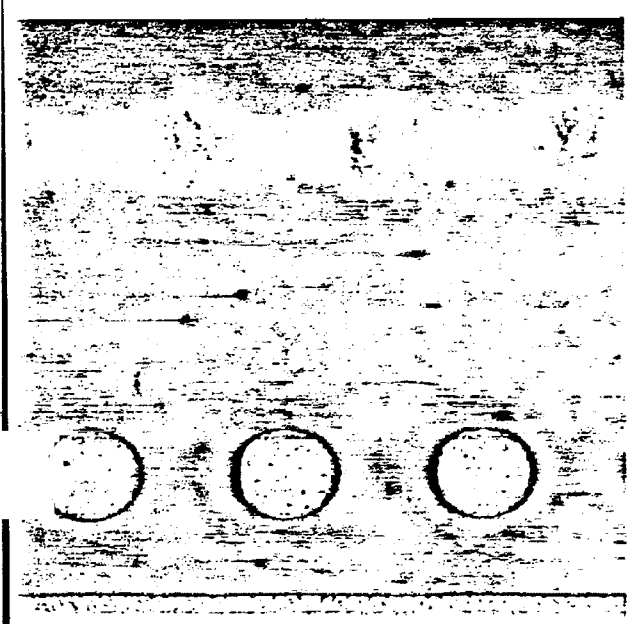
Affiant

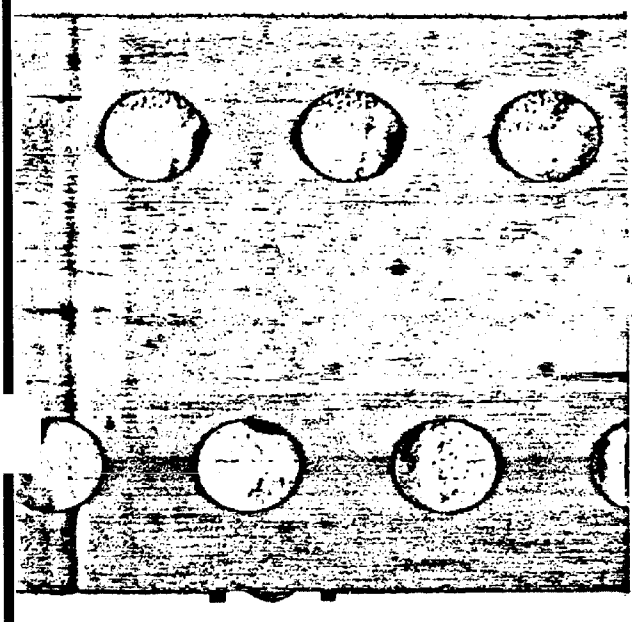
Sworn and subscribed before me on the 7th day of November, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

95-43 11/08 01:01 03CHECK 582.50





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10254 PG 439

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | BANT | 155000.00 |
| | | | CON TX | 573.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 582.50 |
| | | | CHECK | 582.50 |
| 11/08/96 | 01 | 09:16 | 0001 | 9543 |

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

0244950
IDENTIF. # REFERENCE

96 NOV -8 AM 9:14
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

**No.** 1086459