BOOK 10413 PG 526

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

David C. Cate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 19 97

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David C. Cate (NAME) | FT Mortgage Companies (NAME) | MAP 146-3 |
| 713 Brindley Drive (ADDRESS) | P. O. Box 146 (ADDRESS) | PARCEL 7 |
| Nashville, Tennessee 37220 (CITY) (STATE) (ZIP) | Memphis, Tennessee 38101 (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, Thaddeus Craig Fox, Executor of the Estate of Herschel C. Fox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Cate and wife, Leigh Ann Cate

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, Tennessee, being Lot No. 4 on the Plan of Creighton Meadows Addition of record in Book 3300, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herschel C. Fox and wife, Evelyn M. Fox by deed from Samuel I. Rawls and wife, Emarene Rawls of record in Book 4946, page 853, said Register's Office. Evelyn C. Fox died leaving Herschel C. Fox as the surviving tenant by the entirety. Herschel C. Fox has since died leaving a Last Will and Testament with the Will being probated in the Probate Court of Davidson County, Tennessee (Docket No. 95P-1313). The Will was admitted to probate in Will Book 200, page 10, Probate Court Clerk's Office for Davidson County, Tennessee. The Will appointed Thaddeus Craig Fox as Executor of the Estate of Herschel C. Fox.

Any and all interest of Tyrone A. Brown in and to the above described property was conveyed to the grantor herein by Quitclaim Deed of record in Book 10413, page 524 said Register's Office.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 713 Brindley Drive, Nashville, Tennessee 37220
(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 my hand this 10th day of April, 19 97

Thaddeus Craig Fox Exr.

Thaddeus Craig Fox, Executor of the Estate
of Herschel C. Fox

LEGAL DESCRIPTION CONTINUATION

of record in Book 3300, page 90, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 7911, page 393, said Register's Office.

0293315
IDENTIF. ↑ REFERENCE
MAIL ENV.
97 APR 11 AM 8:35
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
8213 04/11 0101 03CHECK 634.60

BOOK 10413 PG 528

~~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 Thaddeus Craig Fox, Executor

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of April 19 97.

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

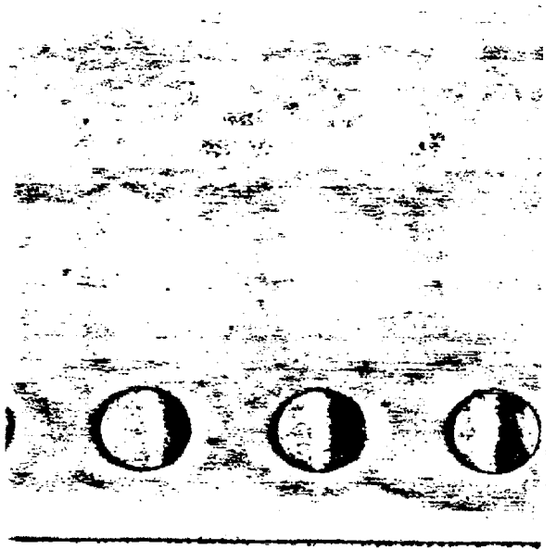
Before me, the undersigned, of the state and county aforementioned, personally appeared Thaddeus Craig Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be executor of the estate of Herschel C. Fox and that he as such executor executed the foregoing instrument for the purpose therein contained, by signing as Executor of the Estate of Herschel C. Fox.

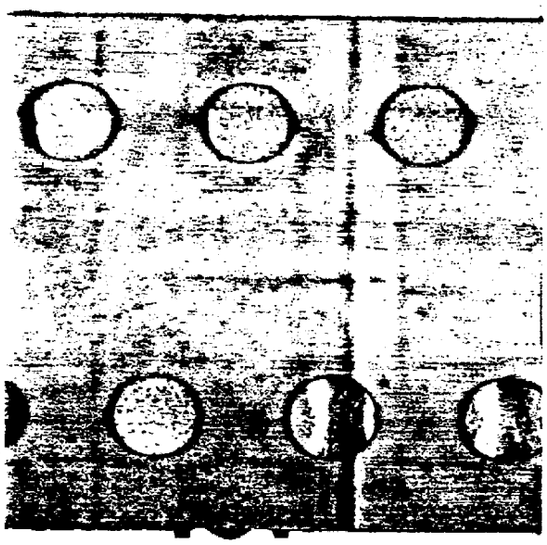
Witness my hand and seal this 10th day of April, 1997.

My Commission Expires:

7-26-97

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10413 PG 529

| | | |
|---|---|---|
| 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 168000.00
CON TX 621.60
PRFEE 1.00
WDEED 12.00
TOTAL 634.60
CHECK 634.60

04/11/97 01 08:33 0001 8213

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

0293315
IDENTIF. ↑ REFERENCE

97 APR 11 AM 8:35
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

**No. 1138427**