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BOOK 10480 PG 813

This Instrument Prepared By:
GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Harold W. Cates and wife,	NationsBanc Mortgage Corp.	Map 75-03
Joan J. Cates	P. O. Box 9000	Parcel 1
4433 Juneau Drive	Buffalo, NY 14231-9000	
Hermitage, TN 37076		

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust in favor of National Mortgage Company, of record in Book 7722, page 342, Register's Office for Davidson County, Tennessee; said Deed of Trust having been last assigned to NationsBanc Mortgage Corporation and assumed by the grantor herein; I, DOUGLAS A. HENSLEY, UNMARRIED, hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto HAROLD W. CATES AND WIFE, JOAN J. CATES, hereinafter "GRANTEE", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas A. Hensley, an unmarried person, by deed from Eugene Reynolds and wife, Louise Reynolds and Jane Reynolds Crofton of record in Book 8461, page 410, Register's Office for Davidson County, Tennessee.

This is improved property known as 4433 Juneau Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to the following:

1. Taxes for the current year which have been prorated and assumed by GRANTEE;

2. Deed of Trust executed by James D. Griffith and wife, Patricia S. Griffith, to Delta Title Company, Trustee, dated December 3, 1988, and recorded in Book 7722, page 342, said Register's Office, in favor of National Mortgage Company, which states that it secures a debt in the principal sum of $85,998.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

3. Subject to all matters shown on the Plan of record in Book 3700, page 106, said Register's Office.

By their signatures below, GRANTEE hereby agrees to assume the payment of the indebtedness herein described, to make all payments due thereunder in a timely manner, and to abide by the terms of said deed of trust.

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, their heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of June, 1997.

Douglas A. Hensley

Harold W. Cates

Joan J. Cates 9074 06/05 0101 03CHECK 373.25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Douglas A. Hensley, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 1997.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold W. Cates and wife, Joan J. Cates, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 1997.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $98,445.59.

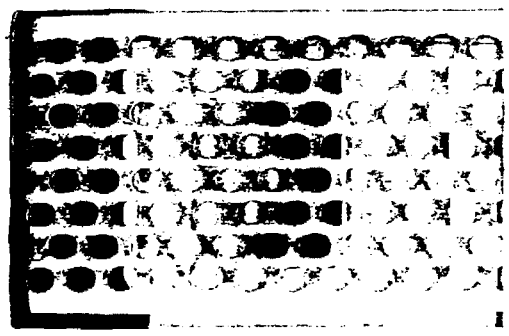
Affiant

Subscribed and sworn to before me this 4th day of June, 1997.

Notary Public

My Commission Expires: 9/18/99

03122267
IDENTIF. & REFERENCE
97 JUN -5 AM 8:49
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

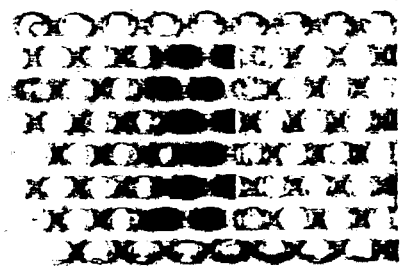
FOR _____

BOOK 10480 PG 815

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	98445.59
			CON TX	364.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	373.25
			CHECK	373.25
06/05/97	01	08:56 0001		9074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03122267
IDENTIF. ↑ REFERENCE

97 JUN -5 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158996