10901:994

Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 247
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **WILLIAM R. MARLIN and wife, PAMELA R. MARLIN** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **LARRY C. CATES and wife, NORMA S. CATES** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

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. 12, on the Plan of Apache Hills, Section 4, as of record in Book 4460, page 60, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to William R. Marlin and wife, Pamela R. Marlin by Warranty Deed from C & S Builders, Inc., dated August 18, 1972 and recorded August 24, 1982, in Book 4630, page 997, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of February, 1998.

WILLIAM R. MARLIN

PAMELA R. MARLIN

5636 02/20 0101 03CHECK

98 FEB 20 AM 10:04

04027785

BK/ 10901 PG 995

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **WILLIAM R. MARLIN and wife, PAMELA R. MARLIN** the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 1998.

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp 8-19-2001
RUTHERFORD COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $76,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of February, 1998.

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp 8-19-2001
RUTHERFORD COUNTY TENNESSEE

MAP AND PARCEL NUMBERS: Map 162 Group 03 Parcel 181.00

ADDRESS NEW OWNER:
Larry & Norma Cates
4950 Karen Ray Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Same

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

RECEIVED OF _____

FOR _____

BOOK 10801 PG 996

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 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK.

02/20/98 01 10:12 6001 5636

0402785
IDENTIF. ↑ REFERENCE
98 FEB 20 AM 10:04
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.1256130

[redacted]

2-20-98

VOID

BOOK 10801 PG 997

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