263

BOOK 10943 PG 607

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Floyd Cates and wife,	[New Owners	[
[Margaret Cates	[	[Map 53-3
[1401 Hadley Avenue	[	[
[Old Hickory, TN 37138	[	[Parcel 347

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Lottie C. Rives, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Floyd Cates and wife, Margaret Cates (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of section "B", Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for said county, described as follows:

Beginning at a point in the east margin of Hadley Avenue at the common corner of Lots Nos. 238 and 239; thence with the line between said lots, east 166.9 feet to a point in the rear line of lot no. 229; thence with the line between lots nos. 229 and 238, north 66.8 feet to a point in the south margin of Fourteenth Street; thence with the margin of the same, west 156.9 feet to the beginning of a curve; thence around said curve, southwesterly 15.7 feet to the east margin of Hadley Avenue; thence with the margin of the same, south 56.8 feet to the point of beginning.

Subject to and/or reserving one (1) permanent easement 22 feet wide for private road and utilities and one (1) special easement 15 feet wide for sewer, water, electric and/or telephone cable, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Lottie C. Rives by Warranty Deed from Opal P. Akin in Book 9281, Page 392, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1401 Hadley Avenue, Old Hickory, Tennessee, 37138.

0441396
IDENTIFICATION REFERENCE
98 MAY 22 PM 3:47

98 MAY 22 0101 03CHECK 342.0

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me this 15th day of May, 1998

Notary Public

My Commission Expires: 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of May, 1998.

Lottie C. Rives

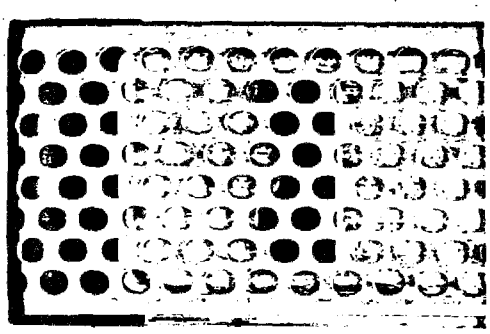
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lottie C. Rives**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2000



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

RECEIVED OF _____

FOR _____

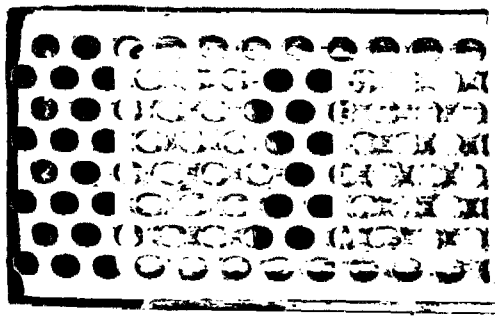
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 6.00
TOTAL 342.00
CHECK 342.00
05/22/98 01 15:48 0001 1011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0441396
IDENTIFICATION REFERENCE
98 MAY 22 PM 3:47
DAVIDSON COUNTY, TN.

No. 1296980