THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 63,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 28th day of December 1998

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT GEORGE VELVIN 1309 Boscobel Street Nashville, Tennessee 37206	SAME	MAP 83-13 PARCEL 155

BOOK 11281 PAGE 613

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THREE THOUSAND AND NO/100---------- ---------- ($ 63,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, WILLIAM H. CATES and wife, REBA G. CATES and ANTHONY L. CATES, and wife, DEBORAH S. CATES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT GEORGE VELVIN hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 153 on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 153 fronts 50.0 feet on the northerly side of Boscobel Street and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to William H. Cates and wife, Reba G. Cates, as to a one-half undivided interest, and Anthony W. (corrected to "L") Cates and wife, Deborah S. Cates, as to a one-half undivided interest, by deed from Joseph E. O'Malley, individually and as Executor of the Estate of Julia Marie Connor, deceased, of record in Book 10263, page 609, Register's Office for Davidson County, Tennessee.

05320 IDENTIF. ↑ REFERENCE

99 JAN -5 AM 8:37

DAVIDSON COUNTY, TN. REGISTER

This is improved property known as 1309 Boscobel Street, Nashville, Tennessee 37206

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of December, 19 98.

WILLIAM H. CATES

REBA G. CATES

ANTHONY L. CATES

DEBORAH S. CATES by Anthony L. Cates

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 William H. Cates, Reba G. Cates and Anthony L. Cates, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 19 98.

My Commission Expires: 9/29/2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 ___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Anthony L. Cates to me known to be the person who executed the foregoing instrument in behalf of Deborah S. Cates and acknowledged that he executed the same as the free act and deed of the said Deborah S. Cates.

WITNESS my hand and seal this 28th day of December, 1998.

My commission expires: 9/29/2001

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

8420 01/05 0101 03CHECK 244.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11281 PAGE 615

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	244.10
CHECK	244.10

01/05/99 01 08:35 0001 8470

0532706
IDENTIF. ↑ REFERENC

99 JAN -5 AM 8:37

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407863