0548686

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

99 FEB 12 PM 1:30

L.L. CARRETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40693
Dav. Co. File: Box 8

BOOK 11339 PG. 502

ADDRESS NEW OWNER:

Jonathan G. W. Evans
Cynthia M. Evans
4307-B Iroquois Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

NationsBanc Mortgage Corporation
P.O. Box 35140
Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 130-7-56

WARRANTY DEED

5508 02/12 0101 03CHECK 936.00

FOR AND IN CONSIDERATION of the sum of **$ 250,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Robert Cato and spouse, Linda Cato,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan G. W. Evans and spouse, Cynthia M. Evans,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 178C on the Plan of Re-Subdivision Parts - Royal Oaks of record in Book 974, pages 4 & 5, Register's Office for said County.

SAID Lot No. 178C fronts 100.00 feet on the southwesterly margin of Iroquois Avenue and extends back 235.40 feet on the northwesterly line and 231.15 feet on the southeasterly line to a dead line in the rear, measuring 100.24 feet thereon.

BEING the same property conveyed to James Robert Cato and wife, Linda Cato by deed from Edward D. Staples and wife, Elizabeth S. Staples of record in Book 6044, page 423, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years.

This is improved property, known as: 4307-B Iroquois Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of February, 1999.

James Robert Cato

Linda Cato

James Robert Cato **Linda Cato**

State of Tennessee
County of Davidson

BOOK 11339 PG. 503

On this 10th day of February, 1999, before me the undersigned authority, personally appeared **James Robert Cato** and **Linda Cato**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250,000.00

Affiant

Sworn and subscribed before me on the 10th day of February, 1999.

Notary Public

My Commission Expires: _____

DEBORAH GAIL JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 24, 2001

NOTARY PUBLIC AT LARGE TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11339 PG. 504

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

0548686
IDENTIF. ↑ REFERENCE

99FEB 12 PM 1:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 936.00
CHECK 936.00

02/12/99 01 13:29 0001 5508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424775