U5928882
IDENTIFICATION REFERENCE
99 MAY 28 PM 2:19
FEE REGISTER
DAVIDSON COUNTY, TN

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

W & I Ref: (sk) Title No: 40950
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Todd Cato Susanne Cato 1087 Lynnwood Blvd Nashville, TN 37215	NationsBanc Mortgage Corp. P.O. Box 35140 Lousville, KY 40232

TAX MAP-PARCEL NUMBERS: 144-03-014

7335 05/28 0101 03CHECK 1246.80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 334,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bess D. Pearsall, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd Cato and spouse, Susanne Cato,** 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. 48 on the Plan of Chickering Hills, Section II, of record in Plat Book 2331, page 137, Register's Office for said County.

SAID Lot No. 48 fronts 225.0 feet on the southwesterly margin of Lynwood Boulevard and extends back 432.6 feet on the northwesterly line and 418.1 feet on the southeasterly line to a dead line in the rear, measuring 123.0 feet thereon.

BEING the same property conveyed to R.R. Pearsall and wife, Bess D. Pearsall by deed from Hugh L. Malone and wife, Elizabeth H. Malone of record in Book 3644, page 297, Register's Office for said County. The said R.R. Pearsall has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 137, said Register's Office, which Plan shows a 125 foot minimum building setback line from Lynwood Boulevard and a 20 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 1087 Lynnwood Blvd, Nashville, TN 37215

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 26th day of May, 1999.

Bess D. Pearsall

BOOK 11500 PG. 217

State of Tennessee
County of Davidson

On this 26th day of May, 1999, before me the undersigned authority, personally appeared **Bess D. Pearsall**, 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: $ 334,000.00

Affiant

Sworn and subscribed before me on the 26th day of May, 1999.

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

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11500 PG. 218

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

0592882

IDENTIFICATION REFERENCE

99 MAY 28 PM 2:18

BILL GARRETT, TI REGISTER
DAVIDSON COUNTY, TN.

CAMT	334000.00
CON TX	1235.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1246.80
CHECK	1246.80

05/28/99 01 14:22 0001 2335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466886