21A

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 11615 PAGE 912

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
GARY P. WYATT and wife, JOANNE WYATT 498 Hickory Glade Drive Antioch, TN 37013	SAME	Map: 161-8 Parcel: 11

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HUGH C. CATES and wife, HELEN M. CATES, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto GARY P. WYATT and wife, JOANNE WYATT (the "Grantees"), their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

Land in 6th Civil District of Davidson County, Tennessee, being Lot No. 22, on the Plan of Kingswood Park, as of record in Plat Book 2900, page 70, Register of Deeds Office in Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

This is unimproved property known as Lot #22, Larkway Court, Nashville, Tennessee 37211.

Being the same property conveyed to Hugh C. Cates and wife, Helen M. Cates of record in Book 11410, page 381, said Register's Office.

This conveyance is subject to the setback lines, easements, and other restrictions shown on the Plat in Book 2900, page 70, said Register's Office.

This conveyance is subject to the Restrictive Covenants of record in Book 3030, page 491, and Book 3177, page 227, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it 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 otherwise herein set out and subject to the 1999 taxes. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

4917 08/11 0101 03CHECK 140.50

WITNESS our hands this 11th day of August, 1999.

Hugh C. Cates
HUGH C. CATES

Helen M. Cates
HELEN M. CATES

99 AUG 11 PM 2:49
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

062218
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Hugh C. Cates, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 1999.

Peggy F. Axford
NOTARY PUBLIC

My Commission Expires: 5/28/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Helen M. Cates, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 1999.

Peggy F Axford
NOTARY PUBLIC

My Commission Expires: 5/28/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $35,000.00.

Gary P. Wyatt
Affiant

Subscribed and sworn before me this 11th day of August, 1999.

Peggy F. Axford
NOTARY PUBLIC

My Commission Expires: 5/28/03

\cates.hug\wd-wyatt.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11615 PAGE 914

RECEIVED OF _____

FOR _____

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

0623218
IDENTIF. ↑ REFERENCE

99 AUG 11 PM 2:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	140.50
CHECK	140.50

08/11/99 01 14:48 0001 4917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503087