BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40331**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 189,400.00**

S. A. WAECHTER
NOTARY
PUBLIC
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **28th DAY OF NOVEMBER, 2001.**

Notary Public

MY COMMISSION EXPIRES: 5-7-03

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
GEORGE W. ACKER **1811 Fatherland Street** **Nashville, Tennessee 37206**	COUNTRYWIDE 4500 PARK GRANADA CALABASAS, CA 91302-1613	**83-14-148**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, JOHN H. CATE and wife, STEPHANIE GILBOY**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE W. ACKER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 37, Block B, Priest Home Place Subdivision, as recorded in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John H. Cate and wife, Stephanie Gilboy by Quitclaim Deed from John C. Cate and wife, Ellen W. Cate of record in Instrument Number 20000425-0041112, Register's Office for Davidson County, Tennessee and being the same property conveyed to John C. Cate and wife, Ellen W. Cate, as tenants by the entirety, by deed from William S. Janis, unmarried, of record in Book 9331, page 506, Register's Office for Davidson County, Tennessee.

This is improved property known as 1811 Fatherland 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this 28th day of November, 2001.

X _____
JOHN H. CATE

X _____
STEPHANIE GILBOY

Davidson County DEEDWARR
Recvd: 11/28/01 15:37 2pgs
Fees:13.00 Taxes:700.78

20011128-0130216

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 JOHN H. CATE and wife, STEPHANIE GILBOY, 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 at Nashville, Tennessee, this the 28th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE ALAN D. MAZER TENN.