Davidson County DEEDWARR
Recvd: 10/11/05 13:40 2 pgs
Fees:13.00 Taxes:562.40
20051011-0122559

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $152,000.00

Affiant

Subscribed and sworn before me this the 30th day of September, 2005.

Notary Public

Patricia B. Graves

My Commission Expires:
MY COMMISSION EXPIRES:
April 21, 2009

PATRICIA B. GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
Elaine Cato 1276 Cheyenne Boulevard Madison, TN 37115	1276 Cheyenne Boulevard Madison, TN 37115	Meritage Mortgage Corp. 600 SW Meadows Road, Suite 500 Lake Oswego, OR 97035

Map ~~55~~ 53-5 Parcel 13

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BARBARA J. WILLIAMS, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ELAINE CATO, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 153, Section 3, Sequoia Valley, of record in Book 4460, page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara J. Williams by Quitclaim Deed from Herbert E. Williams of record in Book 7485, page 224, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 4598, page 384, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **30th day of September, 2005**

Barbara J. Williams

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Barbara J. Williams,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand, this **30th** Day of **September, 2005.**

My Commission Expires:

MY COMMISSION EXPIRES:
April 21, 2009

Notary Public

Patricia B. Graves

PATRICIA B. GRAVES
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

BJW