THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 4294 PAGE 760

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ben H. Cantrell (NAME)	Dobson & Johnson, Inc. (NAME)	Map 51-15
4603 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	M.O.

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Ben H. Cantrell and wife, Rose P. Cantrell, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Joel Vradenburg,

have this day bargained and sold, and do hereby transfer and convey unto the said Ben H. Cantrell and wife, Rose P. Cantrell their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Gra-Mar Acres, Section 2, First Addition, as of record in Book 2663, page 34, Register's Office for said County.

Said Lot No. 54 fronts 123.12 feet on the westerly side of Saunders Avenue and extends back 290.04 feet on the northerly line and 160 feet on the southerly line to a dead line on which it measures 175.10 feet.

Being part of the same property conveyed to Joel Vradenburg and wife, Peggy J. Vradenburg, by deed from Drew R. Maddux and wife, Judy J. Maddux, et al, of record in book 3808, page 860, Register's Office for Davidson County, Tennessee; said property now being vested in Joel Vradenburg, by virtue of a divorce decree entered in the Probate Court of Davidson County, Tennessee, Rule No. 48805, a certified copy of which is recorded in book 4277, page 602, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 16th day of December 19 68

My commission expires: 8/9/72 (Affix Seal)

Affiant

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ben H. Cantrell and wife, Rose P. Cantrell their *(successors), heirs and assigns forever.* I do *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I do *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ben H. Cantrell and wife, Rose P. Cantrell their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 16th *day of* December, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Joel Vradenburg
Joel Vradenburg

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Beverly/Womble *, a Notary Public in and for said County and State,* Joel Vradenburg

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* December, *19* 68

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

DEC 17 68 CONV 22,000.00
DEC 17 68 S'TAX A* 57.20
DEC 17 68 PR'FEE A* .50
DEC 17 68 W'DEED A* 3.00 * 60.70

WARRANTY DEED

FROM
Joel Vradenburg
TO
Ben H. Cantrell, et ux

A 24269

IDENTIF. REFERENCE

DEC 17 11 12 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.