BOOK 4458 PAGE . 5

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 1970

Notary Public EDWARD SEDDON

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney (NAME) 480 James Robertson Pkwy Nashville, Tennessee 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John O. Sonnier, et ux (NAME)	Mortgage Associates, Inc. (NAME)	40 1880
6005 Cortez Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	

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, Randell Crotts and wife, Lena Crotts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John O. Sonnier and wife, Virginia A. Sonnier

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. No. 83 on the Plan of Dodson Heights, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 72.14 feet on the northeasterly side of Cortez Court and extends back 121.1 feet on the northwesterly line and 126.8 feet on the southeasterly line to a dead line in the rear on which it measures 56.3 feet.

Being the same property conveyed to the grantors by deed of record in Book 4387, Page 973, R.O.D.C., Tennessee.

This conveyance is made subject to the restrictions of record in Book 3130, Page 623, and in Book 3161, Page 279 in said Register's Office. It is further made subject to the easement and setback line of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

This is {unimproved / improved} {x} property, known as 6005 Cortez Court, Hermitage, Tennessee (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 9th day of November, 1970

Randell Crotts

Lena Crotts

STATE OF TENNESSEE
Davidson County

BOOK 4458 PAGE 6

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Randell Crotts and wife, Lena Crotts

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson Cty., Tennessee, this 9th day of November, 1970

Commission expires 11/26/73

Notary Public EDWARD SEDDON

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Randell Crotts and wife, Lena Crotts

TO John O. Sonnier and wife, Virginia A. Sonnier

A 95757

IDENTIF. REFERENCE

Nov 9 3 41 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

NOV-9 70	CONV	22,500.00		
NOV-9 70	S'TAX		A* 58.50	
NOV-9 70	PR'FEE		A* .50	
NOV-9 70	W'DEED		A* 3.00	* 62.00