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IDENTIF. REFERENCE

JUN 20 8 43 AM '72

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4611 PAGE 890

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,819.29

George F. Cranor, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 1972.

Notary Public

MY COMMISSION EXPIRES: 10/24/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr. Attorney at Law
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George F. Cranor, Jr. (NAME)	Lovell & Malone, Inc. (NAME)	Map 51-3
803 Saunders Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2663 (STREET ADDRESS)	Parcel 82
Madison, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (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, Frankie M. Pearl

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George F. Cranor, Jr., and wife, Virginia W. Cranor

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. 98 on the Map of Section II, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for said County, and described as follows:
BEGINNING at a point in the south margin of Chadwell Drive, at the corner of Lots 98 and 108; thence easterly 145 feet to a curve; thence around said curve in a Southeasterly direction 36.44 feet to a monument in the west margin of Saunders Drive; thence with said Drive, southerly 166.78 feet to the corner of Lots Nos. 98 and 99; thence with the line between said lots, westerly 116.47 feet to the corner of lots 98 and 108; thence north with the line between said lots, 137 feet to the point of beginning. Being the same property conveyed to Mayson Pearl and wife, Frankie M. Pearl by deed from John Earl Smith and wife, Laura Opal Smith of record in Book 4284, Page 651, Register's Office for Davidson County, Tennessee. This conveyance is made subject to restrictive covenants of record in Book 2204, Page 47, and easements shown on the recorded plan and a deed of Trust of record in Book 3970, Page 632, said Register's Office. The grantors may retain possession of said property paying rent for thirty days from the date of this deed and then will at once surrender possession of the property, and will from that moment become a tenant at will of the grantees and be removable by process, such as forcible and unlawful detainer, and without notice, and hereby agreeing to pay to the grantees the reasonable rental value of the property after said thirty day period. Any rent paid shall be at rate of $114.00 per month from July 1, 1972, pro-rated.

This instrument is subject to a deed of trust of record in Book 3970 page 632 of said register's office of which grantees herein agree to assume and pay.

This is { unimproved } { improved } property, known as 803 (House Number) Saunders Ave. (Street) Madison, Tenn. (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 my hand this 19th day of June, 1972

Frankie M. Pearl

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Laura K Bailey, a Notary Public in and for said County and State, the within named Frankie M. Pearl

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of June 1972

Commission expires Aug 9, 1972

Laura K Bailey
Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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 Frankie M. Pearl

TO George F. Cranor, Jr. and wife, Virginia W. Cranor

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 20 72 CONV 20,849.29
JUN 20 72 STAX A* 54.08
JUN 20 72 PRFEE A* .50
JUN 20 72 WDEED A* 4.00 * 58.58