BOOK 4770 PAGE 301 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF Dec. 1973

Notary Public

MY COMMISSION EXPIRES: 3-18-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 521 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Cantrell, et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	
2726 Combs Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Map 60-13
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 140

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, Kenneth M.Edwards and wife, Doretha C. Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Cantrell and wife, Dorothy Cantrell

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:

Land in the 13th Civil District Annexed, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 162 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, page 45, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

BEING the same property conveyed to Kenneth M. Edwards and wife, Doretha C. Edwards, by deed from Jones Homes, Inc., a Tennessee Corporation, of record in Book 4761, page 651, Registers' Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein in the original principal amount of $17,400.00, of record in Book 4761, page 653, Register's OFfice for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2726 Combs Drive, Nashville, Tennessee 37207
(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 5 day of Dec., 19 73

X Kenneth M. Edwards
Kenneth M. Edwards

X Doretha C. Edwards
Doretha C. Edwards

STATE OF TENNESSEE
Davidson County

BOOK 4770 PAGE 302

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth M. Edwards and wife, Doretha C. Edwards

the bargainor S, with whom I am personally acquainted, and who acknowledged that theyn executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5 day of Dec., 1973

Commission expires 3-8-1976

Thomas E. Seuter Sr.
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
KENNETH M. EDWARDS, ET UX

TO
JAMES CANTRELL, ET UX

C 3 4 3 3 2

IDENTIF. REFERENCE

DEC 6 3 40 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-6	CONV	17,400.00			
DEC-6	STAX		A*	45.24	
DEC-6	PRFEE		A*	.50	
DEC-6	WDEED		A*	4.00	* 49.74

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.