WARRANTY DEED

BOOK 4917 PAGE 276

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jerry Sorani & Joe L. Wall (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	G06758
626 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Pkwy. (STREET ADDRESS)	Map 34 13 205
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Book 4848 Page 311

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

------- ---- - - --------Ten and No/100--- --------- --- ---------*Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, including the assumption by Grantees, Jerry Sorani and Joe L. Wall of the unpaid principal balance of a first mortgage loan to Miller Kimbrough, Trustee, to secure one note in the original principal amount of $13,750.00 to Kimbrough-Kavanaugh & Associates; said deed of trust being dated May 5, 1972, filed for record May 5, 1972 in Book 4598, Page 864, Register's Office for Davidson County, Tennessee.

WE, FRED C. CANTRELL AND WIFE, MINTA FAYE CANTRELL

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry Sorani and Joe L. Wall, as tenants in common,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Gateway, Section 2, of record in Book 3300, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 62.3 feet on the southerly side of Janette Court and runs back 165.9 feet on the easterly line and 172.8 feet on the westerly line to a dead line in the rear on which it measures 77.8 feet. This instrument made subject to restrictive covenants of record and to a Perpetual Easement of record in Book 4451, Page 962, RODCT.
Being the same property conveyed to Fred C. Cantrell and wife, Minta Faye Cantrell by deed from Jerry Sorani and Joe L. Wall, of record in Book 4848, Page 311, Register's Office for Davidson County, Tennessee.
ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO ESCROW ACCOUNTS AND TO ANY HAZARD INSURANCE IN EFFECT IS HEREBY CONVEYED.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,900

Subscribed and sworn to before me, this the 17th day of April 1975

Affiant

My commission expires: 1-22-77 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 407 Janette Court, Goodlettsville, Tennessee
(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 Grantees, Jerry Sorani and Joe L. Wall, as tenants in common

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 17th *day of* April, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred C. Cantrell

Minta Faye Cantrell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, MILDRED L. DILLARD, a Notary Public in and for said County and State, FRED C. CANTRELL AND WIFE MINTH FAYE CANTRELL

the within named bargainorS, 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 MADISON, Tennessee, this 4TH day of April, 19 75.

Millred L. Dillard
Notary Public

Commission expires 1-22-79

MILDRED L. DILLARD ☆ NOTARY PUBLIC AT LARGE ☆ STATE OF TENNESSEE

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.....

WARRANTY DEED

FROM

Fred C. Cantrell et ux

TO

Jerry Sorani and Joe L. Wall

138 Sherrie Dr.
Hendersonville Tenn.

Instrument Prepared By:

Richard M. Davenport
Attorney at Law
26th Floor
First American Center
Nashville, Tenn. 37238
Phone 244-2770

MAY 30 75 CONV 21,900.00
MAY 30 75 S'TAX A* 56.94
MAY 30 75 PR'FEE A* .50
MAY 30 75 W'DEED A* 4.00 * 61.44

D 00494

IDENTIF. REFERENCE

MAY 30 3 03 PM '75

FELIX [illegible]
DAVIDSON COUNTY REGISTER
TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238