PNT No.: 241893

BOOK 4951 PAGE 098

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kelly Prim, Trustee (NAME)	Guaranty Mortgage Company (NAME)	Mpa 150-5
3716 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	First Ame rican Center (STREET ADDRESS)	Parcel 48
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP CODE)	Field Bk. 2D-39226

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ---------- ($10.00) ---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees and an agreement to pay the unpaid balance of a note in the original principal sum of $18,900.00 evidenced by a Deed of Trust of record in Book 4286, page 229, Register's Office for Davidson County, Tennessee,

This Instrument Prepared By:
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

Louis Sacran and wife, Violette Sacran have bargained and sold, and by these presents do transfer and convey unto the said Kelly Prim, Trustee, with full power,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 206 on the Plan of Cherry Hills, Section II, as of record in Book 3700, page 143, Register's Office for said County, described as follows:

SAID Lot No. 206 fronts 80 feet on the easterly margin of Owendale Drive and runs back 142 feet on the northerly line and 142 feet on the southerly line to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to Louis Sacran and wife, Violette Sacran, by deed from Capitaol Development Company, a Tennessee corp. of record in Book 4286, page 227, Register's Office for said County.

This conveyance is made subject to the following restrictions:

1. 1975 taxes, a lien, but not yet due and payable.
2. Restrictions of record in Book 4178, page 786, said Register's Office.
3. The recorded plan shows an Owner's Certificate, a 30-foot set back line from Owendale Drive, and a 10-foot easement for public utilities and drainage along the easterly rear line of said lot.
4. Deed of trust executed by Louis Sacran and wife, Violette Sacran to Herschel Greer, Trustee, of record in Book 4286, page 229, Register's Office, to secure a note dated October 23, 1968, in the principal amount of $18,900.00, payable to Guaranty Mortgage Company of Nashville according to terms and conditions therein.

unimproved ( )
This is improved (X) property, known as 428 Owendale Drive (House Number) (Street)
Antioch, Tennessee 37013
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 17th day of September, 19 75.

Louis Sacran — Violette Sacran

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named Louis Sacran and wife, Violette Sacran,

the 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 Nashville, this 17th day of September, 1975.

My commission expires 11-10-76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Louis Sacran

Sworn to and subscribed before me
this 17th day of September, 1975.

My commission expires 11-10-76 Notary Public

This instrument was prepared by:
John P. Brown, Jr., Attorney at Law, 3716 Hillsboro Road, Nashville, Tennessee 37215

Name			Address
SEP 18 '75 STATE TAX		A* 72.54	
SEP 18 '75 PRFEE		A* .50	
SEP 18 '75 W'DEED		A* 4.00 * 77.04	

WARRANTY DEED

FROM

Louis Sacran
and wife,

TO

Violette Sacran

Kelly Prim, Trustee

D 15977

[illegible] REFERENCE

Sept 18 [illegible] 41 AM '75

[illegible]

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

This Instrument Prepared By:
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215