BOOK 4978 PAGE 449

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Thompson, Liebongood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

mail TO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben H. Cantrell and Rose P. Cantrell (NAME)	Fidelity Federal Savings and Loan Association (NAME)	116-12
3809 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	91
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	7DA-32510

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4747, page 165, Register's Office for Davidson County, Tennessee, and said Deed of Trust having been assigned to Fidelity Federal Savings and Loan Association by instrument of record in Book 4943, page 341, Register's Office for Davidson County, Tennessee,

We, Louis M. Jeter and wife, Beverly J. Jeter

have this day bargained and sold, and do hereby transfer and convey unto the said Ben H. Cantrell and wife, Rose P. Cantrell,

their *(successors), heirs and assigns,*

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

Being the southerly half of Lot No. 12 and the northerly 50 feet front and 53.5 feet rear of Lot No. 13 of Block "D" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13.

Said parts of Lots Nos. 12 and 13 front together 100 feet on the westerly side of Estes Avenue and run back 182.9 feet more or less on the northerly line and 164 feet, more or less, on the southerly line, to the easterly line of Lots Nos. 28 and 29, measuring 104.75 feet thereon.

Being the same property conveyed to Louis M. Jeter and wife, Beverly J. Jeter, by deed from James Lester and wife, Jean Lester, of record in Book 4747, page 163, Register's Office for said County.

This conveyance is made subject to the following exceptions: (1) Deed of Trust as stated above; and (2) 60-foot setback line and 10-foot easement as shown in Plan of record in Book 1130, page 13, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,000.00

Subscribed and sworn to before me, this the 10th day of December 1975

Affiant

My commission expires: My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 3809 Estes Road, Nashville, Tennessee 37215
(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 Ben H. Cantrell and wife, Rose P. Cantrell,

their *(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,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ben H. Cantrell and wife, Rose P. Cantrell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 10th day of December, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Beverly J. Jeter
Beverly J. Jeter

Louis M. Jeter
Louis M. Jeter

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. Crawford, Jr., a Notary Public in and for said County and State, Louis M. Jeter and Beverly J. Jeter

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 Nashville this 10th day of December, 19 75.

Commission expires My Commission Expires August 15, 1979

George V. Crawford, Jr. Notary Public

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE 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 .....

DEC 10 75 CONV 71,000.00
DEC 10 75 S'TAX B* 184.60
DEC 10 75 PR'FEE B* .50
DEC 10 75 W'DEED B* 4.00 * 189.10

WARRANTY DEED
FROM
LOUIS M. JETER, ET UX
TO
BEN H. CANTRELL, ET UX

D 27765

IDENTIF. REFERENCE

DEC 10 3 56 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238