This Instrument was prepared By:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37076

BOOK 5084 PAGE 179

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JERRY W. SORANI JOE L. WALL (NAME)	Commerce Union Bank (NAME)	Map 34-14
305 Aurora Avenue (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Pkwy. (STREET ADDRESS)	Par 24
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	11D 29980

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100----------
Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 4956, Page 251, Register's Office for Davidson County, Tennessee, which the grantees hereinafter named agree to assume and promise to pay according to the terms and conditions thereof.

SHELIA M. WATSON, a widow, hereinafter called Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said

JERRY W. SORANI AND JOE L. WALL, hereinafter called the Grantees,

(successors), heirs and assigns,

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Stanley Heights, of record in Book 3300, Page 74, Register's Office for said County.

SAID Lot No. 3 fronts 57.0 feet on the northerly margin of Aurora Avenue and extends back 119.5 feet on the westerly line and 103.0 feet on the easterly line to a broken line in the rear, measuring 85.9 feet thereon.

Being the same property conveyed to Jerry W. Watson and wife, Shelia M. Watson by deed from Hal E. Wilson, Jr., and Al Hersh d/b/a H & W Properties of record in Deed Book 4956, Page 249, Register's Office for Davidson County, Tennessee.

The said Jerry W. Watson having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 25 **day of** October, **19**76

Shelia M. Watson

(SHELIA M. WATSON)

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* SHELIA M. WATSON, a widow, the within named 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 Hendersonville, *Tennessee, this* 25 *day of* October, *19* 76

Paulette D. Oldham
Notary Public

Commission expires 1-22-79

STATE OF TENNESSEE }
COUNTY OF }

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 .....

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 22,682.03

Subscribed and sworn to before me, this the 25 day of October 76 19...

Affiant

My commission expires: 1-22-79
(Affix Seal)

Notary Public

WARRANTY DEED

FROM
SHELIA M. WATSON, a widow

TO
JERRY W. SORANI and
JOE L. WALL

D 75304

IDENTIF. REFERENCE

Nov 3 11 06 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989

NOV-3 76	CONV	22,682.03			
NOV-3 76 S'TAX			B*	59.02	
NOV-3 76 PR'FEE			B*	.50	
NOV-3 76	W'DEED		B*	4.00	* 63.52