This instrument prepared by: Thomas M. Black, Attorney at Law, 243 Madison Street, Madison, Tennessee 37115

BOOK 5095 PAGE 705

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JERRY W. SORANI (NAME)	Mortgage Associates, Inc. (NAME)	11 D 27610
138 Harris Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 34-14
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	Parcel 67

FOR AND IN CONSIDERATION of the sum of ---------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantee assuming a certain unpaid indebtedness of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, which grantee promises to pay and agrees to hold grantors harmless from same,

RODNEY McCUMBER AND WIFE, ANITA McCUMBER, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JERRY W. SORANI, single, his

hereinafter referred to as Grantee, his

(successors), heirs and assigns,

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

Being Lot No. 52 on the Plan of Stanley Heights of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rodney McCumber and wife, Anita McCumber, by deed of record in Book 4985, page 521, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3405, page 286, said Register's Office; and is further made subject to easements, setback lines, etc., of record in Book 3300, page 74, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 31st day of August 19 76

Affiant Jerry W. Sorani

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

Notary Public Mildred L. Dutton

This is unimproved ( ) improved (XX) property, known as 1402 Bain Drive, Madison, Tennessee 37115
(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 grantee, his *(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 appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* August, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rodney L. McCumber

Anita L. McCumber

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* RODNEY McCUMBER AND WIFE, ANITA McCUMBER *the within named bargainor, 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* 31st *day of* August *, 19* 76

Mildred K Dillard *Notary Public*

My Commission Expires Jan. 22, 1979
Commission expires

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

RODNEY McCUMBER, ET UX

TO

JERRY W. SORANI

DEC 10 % CONV 18,000.00
DEC 10 % S'TAX B* 46.80
DEC 10 % RNTFEE B* .50
DEC 10 % W'DEED B* 4.00 * 51.30

D 80743

IDENTIF. REFERENCE

DEC 10 1 30 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115