This Instrument prepared by:
John W. Kelley, Attorney
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-1-90	Mr/Mrs Robert Larrentree 675 Park Avenue Nashville, TN. 37209	Mortgage Associates, Inc. 1835 Savoy Drive, N.E. Atlanta, GA. 30341
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-25419	675 Park Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

JERRY L. CUNNINGHAM SPROWLS and husband, G. B. SPROWLS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT L. LARRENTREE and wife, REBECCA D. LARRENTREE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Plat of Rockmont Subdivision, as of record in Book 4300, page 71.

Said Lot No. 7 fronts 60.27 feet on the northerly margin of Park Avenue and extends back 177.20 feet on the westerly line and 187.14 feet on the easterly line, which is a broken line to a line in the rear on which it measures 56.54 feet.

Being the same property conveyed to Jerry L. Cunningham, by deed from Cheek & Jones, Inc., as of record in Book 4490, page 560, the said Jerry L. Cunningham, having since married the said G. B. Sprowls.

The said G. B. Sprowls joins in this conveyance to convey any right, title and interest he may have in and to the above described property.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of December, 1976

Jerry L. Cunningham Sprowls

G. B. Sprowls

BOOK 5098 PAGE 194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jerry L. Cunningham Sprowls the bargainor(s), 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 Nashville, Tennessee this, the 16th day of December, 1976.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lillian B. Patterson, a Notary Public in and for the State and County aforesaid, personally appeared the within named G. B. Sprowls the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 3rd day of December, 1976.

Lillian B. Patterson
Notary Public

My commission expires: 11-30-80

LILLIAN B. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$19,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December, 1976

MY COMMISSION EXPIRES 4/23/78 (AFFIX SEAL)

Notary Public

D 81760

IDENTIF. REFERENCE

DEC 17 4 19 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JERRY L. CUNNINGHAM SPROWLS
AND HUSBAND

TO
ROBERT L. LARRENTREE AND
WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____

_____
Notary Public