BOOK 5107 PAGE 984 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

26,450.00 Hudson M. Cantrell Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 19 77

Mary Hetton
Notary Public

MY COMMISSION EXPIRES: Feb 26-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hudson M. Cantrell, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	90-7
3332 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	133
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	13DA-65635

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George Edward Ganaway et ux Janie Ruth Ganaway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hudson M. Cantrell, Jr. et ux Margaret J. Cantrell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 470 on the Plan of Bordeux Hills, Section 9, as of record in Book 4175, page 116, Register's Office for said County, described as follows:

Said Lot No. 470 fronts 70 feet on the easterly side of Cocoa Drive and extends back 88.59 feet on the northerly line and 110.54 feet on the southerly line to a dead line in the rear on which it measures 61.85 feet thereon.

Being the same property conveyed to George Edward Ganaway and wife, Janie Ruth Ganaway, by deed from Randall Phillips Builders, Inc., recorded in Book 4521, page 79, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( ) XX
This is improved ( ) property, known as 3332 Cocoa Drive Nashville, TN 37213
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 20TH day of JANUARY, 19 77

George Edward Ganaway

Janie Ruth Ganaway

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Edward Ganaway et ux Janie Ruth Ganaway

the bargainor S, 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, Tennessee, this 20TH day of JANUARY, 77

My commission expires 9-16-78

Nancy Shelton
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
George Edward Ganaway

TO
Hudson M. Cantrell, Jr.

D 8 6 2 2 5

IDENTIF. REFERENCE

JAN 21 11 17 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JAN21 77	CONV	26,450.00			
JAN21 77	S TAX		B*	68.64	
JAN21 77	PR FEE		B*	.50	
JAN21 77	W DEED		B*	4.00	* 73.14