Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

BOOK 5169 PAGE 480

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joseph E. Sofranko, | First Federal Savings & Loan Assn. | 064-02 |
| et ux (NAME) | (NAME) | -013 |
| 206 Barley Mills Road | 236 4th Avenue, North | BH |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, TN 37138 | Nashville, TN 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------

Ten and No/100----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $65,000.00, to First Federal Savings and Loan Association, secured by a Deed of Trust to T. I. Holman, Jr., Trustee, of record in Book 4839, Page 247, and re-recorded in Book 4843, Page 931, Register's Office for Davidson County, Tennessee.

We, Jerry L. Cooper and wife, Suzanne H. Cooper,

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

Joseph E. Sofranko and wife, Patricia P. Sofranko, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 125 on the Plan of Brandywine Farms, Section 5, as of record in Book 4175, Page 18, Register's Office for said County.

SAID Lot No. 125 fronts 137.0 feet on the Southerly margin of Barley Mill Road and extends back 330.2 feet on the Westerly line and 308.2 feet on the Easterly line to a dead line in the rear measuring 138.8 feet thereon.

BEING the same property conveyed to Jerry L. Cooper and wife, Suzanne H. Cooper, by deed from Betty Dianne Lehman Kyle and husband, Jim R. Kyle, of record in Book 4839, Page 245, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 102,000.00

Subscribed and sworn to before me, this the 5 day of July 1977

Affiant Thomas M. Moore

My commission expires: (Affix Seal)

Notary Public

This is (unimproved) (improved) property, known as 206 Barley Mills Road, Old Hickory, TN 37138
(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*

Joseph E. Sofranko and wife, Patricia P. Sofranko, 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 herein mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 8th *day of* July, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry L. Cooper

Jerry L. Cooper

Suzanne H. Cooper

Suzanne H. Cooper

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

*Personally appeared before me,* Thomas M. Moore, *a Notary Public in and for said County and State,* Jerry L. Cooper and wife, Suzanne H. Cooper,

*the within named 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* Hendersonville *Tennessee, this* 5th *day of* July, *19* 77.

Thomas M. Moore *Notary Public*

*Commission expires* March 5, 1981

NOTARY PUBLIC AT LARGE 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* .....

E 13718

**WARRANTY DEED**

FROM
JERRY L. COOPER, ET UX
TO
JOSEPH E. SOFRANKO, ET UX

RETURN TO:
TOM MOORE, REALTORS
394 W. Main Street
Hendersonville, TN 37075

IDENTIF. REFERENCE

JUL 11 1 57 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| JUL 11 77 | CONV | 90,000.00 | | |
| JUL 11 77 | CONV | 12,000.00 | | |
| JUL 11 77 | S'TAX | | B* 265.20 | |
| JUL 11 77 | PR'FEE | | B* .50 | |
| JUL 11 77 | W'DEED | | B* 4.00 | * 269.70 |

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238