This instrument prepared by
Joe Pitt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

(CORPORATE FORM)

BOOK 5169 PAGE 869

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Wayne Cavender,et ux	Security Federal Savings & Loan Assn.	Map 52-4
(NAME)	(NAME)	
1061 Mallow Road	4235 Hillsboro Road	Parcel 58
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN. 37115	Nashville, Tennessee 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Jerry Wayne Cavender and wife, Peggy Cavender, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Jack Driver & Sons, Inc., a Tennessee corporation

has bargained and sold, and does hereby transfer and convey unto the said

Jerry Wayne Cavender and wife, Peggy Cavender, their

~~CONSIDERATION~~, *heirs and assigns,*

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

Being Lot No. 20 on the Plan of Arrowhead Estates Revised, Section 1, as of record in Book 4955, page 27, Register's Office for said County.
Said Lot No. 20 fronts 64.56 feet on the easterly side of Mallow Drive and extends back 150.56 feet on the northwesterly line and 113.58 feet on the southerly line to a dead line which is a broken line, measuring 119.08 feet thereon.
Being part of the same property conveyed to Jack Driver & Sons, Inc., a Tennessee corporation, by deed from Driver Investments, a partnership, of record in Book 5115, page 816, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utilities along the rear and southeast line of premises and drainage and anchor easement located on premises, 20-foot building set-back line from Mallow Road, and conditions of owner's certificate, as shown on Plan of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in Book 5154, page 59, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,800.00

Subscribed and sworn to before me, this the 30th day of June, 19 77

My commission expires 2-10-80 (Affix Seal)

X Jerry Wayne Cavender
Jerry Wayne Cavender

Wanda Fults
Notary Public

This is unimproved ( ) improved (X) property, known as 1061 Mallow Road (House Number) (Street) Madison, TN. 37115 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

Jerry Wayne Cavender and wife, Peggy Cavender, their

~~CONSIDERATION~~, *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* except for taxes for 1977 which are prorated and assumed by grantees.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Jerry Wayne Cavender and wife, Peggy Cavender, their

~~CONSIDERATION~~, *heirs and assigns, against the lawful claims of all persons.*

Witness hand this 30th *day of* June, *19* 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JACK DRIVER & SONS, INC.

By Donald L. Driver
Pres.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John T. Holland, II, *a Notary Public of the State and County aforesaid, personally appeared* Kenneth Driver, *with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* Treasurer *of the* Jack Driver & Sons, Inc., *the within named bargainor, a corporation, and that* he *as such* Treasurer *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him*self as* Treasurer

Witness my hand and seal, at office in Nashville, Tennessee
this 30th *day of* June, *19*77

John T. Holland, II *Notary Public*

Commission expires 12/5/78

JUL 12 CONV 27,800.00
JUL 12 S'TAX B* 72.28
JUL 12 PR'FEE B* .50
JUL 12 W'DEED B* 4.00 * 76.78

WARRANTY DEED

FROM

Jack Driver & Sons, Inc.

TO

Jerry Wayne Cavender, et ux

E 13893

IDENTIF. REFERENCE

JUL 12 1 09 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE