This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5204 PAGE 307

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Anthony Allen Rose, et al (NAME)	Allstate Enterprises Mtg. Co. (NAME)	Map 162-6
182 Townes Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1965 (STREET ADDRESS)	Parcel 281
Nashville, Tn (CITY) (P. O. ZONE) (STATE)	Santa Ana, Calif. (CITY) (ZONE) (STATE)	

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

cash in hand paid by Anthony Allen Rose and Michael J. Rose, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Anthony Allen Rose and Michael J. Rose, Jr. have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $31,000.00, secured by Deed of Trust of record in Book 5092, page 5, Register's Office for Davidson County, Tennessee,

We, William W. Cannon and wife, Mary J. Cannon,

have this day bargained and sold, and do hereby transfer and convey unto the said Anthony Allen Rose and Michael J. Rose, Jr.,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Valley Green Subdivision, as of record in Book 4460, pages 96 and 97, Register's Office for said County.

Said Lot No. 53 fronts 55.22 feet on the east side of Richard Irwin Court, 44.83 feet on the northeast side of Townes Drive and 17.06 feet around a curve at the intersection of said Court and Drive, and extends back 135.02 feet on the north line and 160.9 feet on the southeast line to a dead line measuring 38.98 feet thereon.

Being the same property conveyed to William W. Cannon and wife, Mary J. Cannon, by deed from Mortgage Guaranty Insurance Corporation, of record in Book 5092, page 3, Register's Office for said County.

This conveyance is made subject to an easement for public utilities and drainage, an easement for utilities, drainage and sewer, an anchor easement, a building setback line, and conditions of owner's certificate, as shown on plan of record in Book 4460, pages 96 and 97; and restrictive covenants of record in Book 4622, page 277, 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 $ 38,300.00

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

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 182 Townes Drive, Nashville, Tennessee
(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 Anthony Allen Rose and Michael J. Rose, Jr.,

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Anthony Allen Rose and Michael J. Rose, Jr.,

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

Witness our hand S *this* 30th *day of* September, 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*

William W. Cannon
Mary J. Cannon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* William W. Cannon and wife, Mary J. Cannon,

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 Nashville, Tennessee,
this 30th *day of* September, *19* 77.

Mary Emery
Notary Public

Commission expires 4/21/80

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 ...

PLEASE RETURN TO
CHICAGO TITLE INS. 329599
FIRST [illegible]
NASHVILLE, TENN.

WARRANTY DEED

FROM
William W. Cannon, et ux
TO
Anthony Allen Rose, et al

SEP 30 77	CONV	38,300.00			
SEP 30 77	S'TAX		B*	09.5[illegible]	
SEP 30 77	PR'FEE		B*	.50	
SEP 30 77	W'DEED		B*	4.0[illegible]	* 104.08

E 28996

IDENTIF. REFERENCE

SEP 30 3 51 PM '77

FELIX Z. [illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238