0163380

IDENTIF. ↑ REFERENCE

BOOK 9989 PG 203

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

96 MAR 25 AM 10:57

PAUL A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert M. Cantrell, Jr., et al 1010 Whites Creek Pike Nashville, TN 37207	Same as New Owner	Map 082-02-0 Parcel 040.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, IDA VIRGINIA CANTRELL , a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ROBERT M. CANTRELL, JR., a single man and RITA ANN SUMMERS, a single woman, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 27 on the Plan of J. R. Love and E. A. Hail's Subdivision of a part of the Brown Tract, as of record in Book 421, page 130, Register's Office for said County.

SAID Lot No. 27 fronts 50 feet on the southwesterly side of the Whites Creek Pike and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to M. L. Cantrell and wife, Ida Virginia Cantrell, by deed from Ernest Fuston Bell and wife, Mildred Jean Bell, of record in Book 3130, page 343, Register's Office for Davidson County, Tennessee. And, the said M. L. Cantrell died on June 5, 1989, at which time the property became vested in his surviving spouse, Ida Virginia Cantrell, in fee simple. Ida Virginia Cantrell represents and warrants that all debts and obligations owing by M. L. Cantrell during his lifetime or by reason of his death have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1010 Whites Creek Pike, Nashville, TN 37207.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

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.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien, but not yet due and payable and which will be paid in full by the GRANTEES, without proration, when due.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 19th day of March, 1996.

"GRANTOR"

Ida Virginia Cantrell
IDA VIRGINIA CANTRELL

"GRANTEE"

Robert M Cantrell Jr.
ROBERT M. CANTRELL, JR.

Rita Ann Summers
RITA ANN SUMMERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IDA VIRGINIA CANTRELL, ROBERT M. CANTRELL, JR. and RITA ANN SUMMERS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19th day of March, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

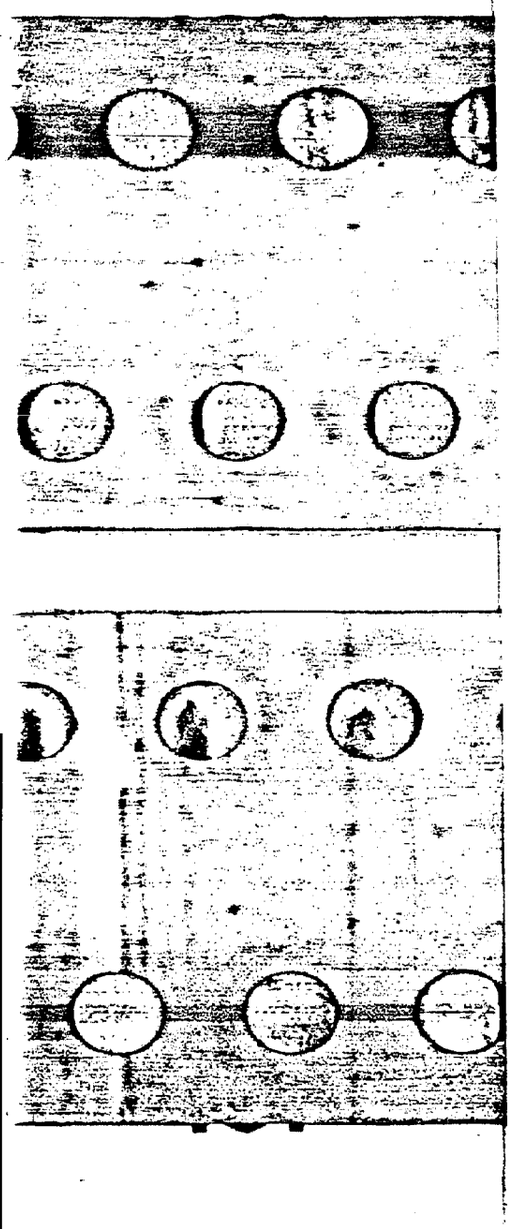
Robert M Cantrell Jr.
Affiant

Sworn to and subscribed before me, this the 19th day of March, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

1949 03/25 0101 03CHECK 83.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9989 PG 205

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 20000.00	
			CON TX 74.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 83.00	
			CHECK 83.00	
03/25/96	01	10:59	0001 1949	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163380
IDENTIF. ↑ REFERENCE

96 MAR 25 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019986