Mail

THIS INSTRUMENT PREPARED BY:

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

BOOK 10598 PG 620

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jefferie L. Cantrell, Sr. 418 Bell Street Goodlettsville, TN 37072	Same as New Owner	Map 018160 Parcel 120.00 Field Book GO 15477

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 are hereby acknowledged, MAGALINE GORDON, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JEFFERIE L. CANTRELL, SR., a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, subject to a Life Estate retained in the GRANTOR, MAGALINE GORDON, as herein below set forth, said property being more specifically and particularly described as follows, to-wit:

5508 09/05 0101 03CHECK 120.00

A tract of land lying and being in the 10th Civil District of Davidson County, Tennessee, and situated on Graves Avenue in the City of Goodlettsville.

BEGINNING in the center of said Avenue at the northeast corner of a lot sold to Hillard Fite, running thence north with said Avenue 3-1/4 poles to James Crossways, now Cantrell's southeast corner; thence west with the Crossways' south line, North 84-1/2 deg. West 13.28 poles to a stone; thence South 3-1/4 poles to Fite's northwest corner; thence east with Fite's north line; South 84-1/2 deg. East 13.28 poles to the beginning, containing 1/4 acres more or less.

BEING the same property conveyed to Magaline Gordon, a single woman, by deed from W.C. Moncrief & Company, Inc. of record in Book 5351, page 172, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 218 Cafe Street, Goodlettsville, TN 37072.

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

LIFE ESTATE: THE GRANTOR, MAGALINE GORDON, reserves for herself a life estate in and to the property, hereinabove described, including the improvements thereon and the appurtenances thereto, subject to the following terms, provisions and conditions:

1. The GRANTOR will pay all costs and expenses for the upkeep, maintenance, taxes and insurance on the said property for and during the full term of her life estate.

2. All improvements on the said property will be maintained and kept in the same condition as they are in on the date of the execution of this Deed.

3. The life estate retained by MAGALINE GORDON shall terminate at her death or in the event MAGALINE GORDON fails to reside on the said property and occupy same as her homeplace for a period of six (6) consecutive months.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except for:

1. 1997 real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTOR, when due.

And the GRANTOR, does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"
MAGALINE GORDON

"GRANTEE"
JEFFERIE L. CANTRELL, SR.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAGALINE GORDON and JEFFERIE L. CANTRELL, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of Sept., 1997.

NOTARY PUBLIC

My Commission Expires: 7/30/01

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

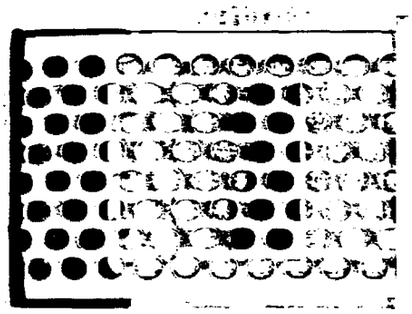
Sworn to and subscribed before me, this the 4th day of Sept., 1997.

NOTARY PUBLIC

My Commission Expires: 7/30/01

0345651
IDENTIF. ↑ REFERENCE

97 SEP -5 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10598 PG 622

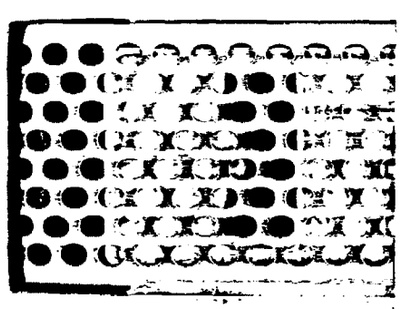
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

09/05/97 01 13:51 0001 5508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345651
IDENTIF. & REFERENCE

97 SEP -5 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1194978