THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of -
- - - - - - - - - - - - - Ten and ($10.00) no/100 - - - - - - - - - - - - - **DOLLARS,**
cash in hand, paid, receipt of which is hereby acknowledged, other good and valuable considerations not herein enumerated, and in further consideration that the grantees herein assume and pay the present indebtness of $5,328.69 due to Guaranty Mortgage Company of Nashville, Tennessee, a lien as recorded in Book 1837, Page 425, Register's Office for Davidson County, Tennessee,

We, Ralph Allen Moser and wife, Barbara Ann Moser,
have bargained and sold, and by these presents do transfer and convey unto the said W. L. Wauford and wife, Arlene Wauford,
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. 233 of Block 4, on the Map of Cumberland Terrace, Part I, as of record in Book 1424, page 49, Register's Office for said County.
Said Lot No. 233 fronts 75 feet on the westerly side of Martingale Drive and runs back 196.4 feet on the northerly line and 216.9 feet on the southerly line to a dead line, measuring 105 feet thereon.
Being the same property conveyed to Ralph Allen Moser and wife, Barbara Ann Moser, by deed from Ralph O. Mitchell and wife, Doris Quillen Mitchell, of record in Book 2603, page 86, Register's Office for Davidson County, Tennessee.

Said property is subject to restrictions and easements of record in Book 1582, Page 505, and in Book 1424, Page 49, said Register's Office. Escrow account with Guaranty Mortgage Company is hereby expressly transferred to Grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. L. Wauford and wife, Arlene Wauford, their heirs and assigns, forever.

And we **do covenant with the said** W. L. Wauford and wife, Arlene Wauford that we are lawfully seized and possessed of said **land in fee simple; have a good right to convey it, and the same is unencumbered.** except as stated heretofore.

And we, Ralph Allen Moser and wife, Barbara Ann Moser, **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** W. L. Wauford and wife, Arlene Wauford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of December, 1958.

x Ralph Allen Moser

x Barbara Ann Moser

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, **a Notary Public in and for said County and State, the within named** Ralph Allen Moser and wife, Barbara Ann Moser,
the bargainors, 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 office, this 23rd **day of** December, 1958.

Commission expires Aug-8-1961

Notary Public