PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26 000

Dayton Donald Moser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 1969.

Samuel F. Bintliff
Notary Public

MY COMMISSION EXPIRES: May 6, 1969
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dayton Donald Moser, et ux (NAME)	owner (NAME)	Map 53-4
1605 Riverside Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 7
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-45750

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. M. Sparkman and wife, Susie C. Sparkman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dayton Donald Moser and wife, Ann Moser

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the southerly 125 feet of Lot No. 7 on the Revised Plan of Section "F", Village of Old Hickory, as of record in Book 1424, page 131, Register's Office for said County, described as follows:

Beginning on the easterly margin of Riverside Road at the corner of Lots Nos. 7 and 9; thence with the line between two lots north 89 degrees 42 minutes east 161.2 feet; thence north 8 degrees 28 minutes west 119.6 feet; thence north 24 degrees west 5.4 feet; thence westerly 145 feet, more or less, to the easterly margin of Riverside Road; thence with the same southerly 125 feet to the beginning.

Being the same property conveyed to J. M. Sparkman by deed from Albert H. Richardson and wife, Tommie B. Richardson, as of record in Book 4239, page 735, REgister's Office for Davidson County, Tennessee.

Susie C. Sparkman joins in this conveyance to convey any and all rights she may have in the above described property.

This conveyance is made subject to all applicable Metropolitan government planning and zoning regulations and to restrictive covenants and easements of record in Book 1875, page 150 and as shown on the Plan of record in Book 1424, page 131, and to easements of record in Book 626, page 556, Book 662, page 743, and Book 1875, page 150, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1605 Riverside Road, Old Hickory, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of April, 1969

J. M. Sparkman

Susie C. Sparkman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Forrest B Tallent, a Notary Public in and for said County and State, the within named J. M. Sparkman and wife, Susie C. Sparkman

the bargainor, 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 14-16 day of April 19 69

Commission expires May 6, 1969

Forrest B Tallent
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

APR 17 '69 CONV 26,000.00
APR 17 '69 TAX B* 67.60
APR 17 '69 RECD B* .50
APR 17 '69 W'DEED B* 3.00 * 71.10

WARRANTY DEED

FROM
J. M. Sparkman, et ux

TO
Dayton Donald Moser, et ux

Please mail to:
Tallent Realty Co.
2544 Sidonia Rd.
Nashville, Tenn. 37214

A 37486

IDENTIF. REFERENCE

APR 17 9 07 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.