This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

MAP 81-3
PAR. 79
JB

WARRANTY DEED

BOOK 4416 PAGE 790

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by T. G. Higgins and wife, Evelyn O. Higgins, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John L. Moore and wife, Nell G. Moore,

have bargained and sold, and by these presents do transfer and convey unto the said T. G. Higgins and wife, Evelyn O. Higgins, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lots Nos. 9 and 10 in the subdivision of H. N. Myers' Buena Vista Lots, a plan of which is of record in book 21, page 48, Register's Office for said County.
Said lots Nos. 9 and 10 front together 100 feet on the easterly side of 15th Avenue North, formerly Woods Street, and run back between parallel lines 150 feet to an alley.
Being the same real property conveyed to John L. Moore and wife, Nell G. Moore, by deed from Garner Robinson, Sheriff, of record in book 1553, page 495, said Register's Office.

The said Nell G. Moore and Nell R. Moore is one and the same person.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
T. G. Higgins, etux	Same	
(NAME) 1608 Norvel Ave.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37216 Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. G. Higgins and wife, Evelyn O. Higgins, their

heirs and assigns, forever.

And we *do covenant with the said* T. G. Higgins and wife, Evelyn O. Higgins

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 for taxes for the year 1964 which are prorated and assumed by grantees.

And we, John L. Moore and wife, Nell G. Moore

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* T. G. Higgins and wife, Evelyn O. Higgins, their

heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our *hands this* 5th *day of* March, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY 55 55

John L. Moore
Nell R. Moore

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, S. L. Wright, Jr., *a Notary Public in and for said County and State,* John L. Moore and wife, Nell R. Moore,

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* 5th *day of* March, 1964.

NOTARY PUBLIC DAVIDSON COUNTY

S. L. Wright, Jr. *Notary Public*

Commission expires August 25, 1964.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

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.....

A77163

IDENTIF. REFERENCE

MAY 12 12 16 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

John L. Moore, et ux

TO

T. G. Higgins, et ux

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

BOOK 4416 PAGE 791

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $3600.00. Affiant

Subscribed and sworn to before me this 12 day of May 19 70

Register

MAY 12 70 CONV *3,000.00
MAY 12 70 S'TAX A* 7.80
MAY 12 70 PRTEE A* .50
MAY 12 70 DEED A* 3.00 * 11.30