THIS INSTRUMENT PREPARED BY:

C. EDWARD COOMER
Attorney at Law
1703 Parkway Towers
Nashville, Tennessee

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard B. Moore (NAME)	Fidelity Fed. Savings & Loan Assn. (NAME)	Map 81-7
4643 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 161
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten ($10.00) *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the Grantees of the balance of the indebtedness payable to the Fidelity Federal Savings & Loan Association of Nashville, Tennessee as evidenced by promissory notes executed March 27, 1967 and June 12, 1969, I, Mrs. Pearl Spradlin,

JUN25 CONV *9,500.00
JUN25 S'TAX A* 24.70
JUN25 PR'FEE A* .50
JUN25 W'DEED A* 6.00 * 31.20

have bargained and sold, and by these presents do transfer and convey unto the said Howard B. Moore and wife, Margie M. Moore, 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 easterly part of Lots Nos. 8, 9, and 10 and that part of an alley lying east of said Lots on W. B. Street's plan of the Nichols Land in the old 13th Civil District of said County, as of record in Book 161, page 97, Register's office for said County, described as follows:

Beginning at the northeast corner of Seiffried Street, formerly "B" Street, and an alley which has been opened since the above plan was filed for record; thence with the northerly margin of said street easterly 43 feet to the westerly margin of the Seifried School lot, shown on said plan; thence with the westerly margin of said lot northerly 140 feet, more or less, to a point in the north line of lot No. 8, if the same were extended; thence with said line westerly 43 feet to the easterly margin of said alley; thence with the said alley, southerly 140 feet, more or less, to the beginning, according to a survey made by S. M. McMurrey, Engineering Company on December 1, 1930.

Being the same property conveyed to Simon M. Spradlin and wife Pearl Spradlin by deed from Henry R. Sherrill and wife, Helen McDonald Sherrill, of record in Book 4115, Page 391, Register's office for Davidson County, Tennessee, the said Simon M. Spradlin having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,500.00

Subscribed and sworn to before me, this the 19th day of June, 1970

Affiant

My commission expires: 5-7-74 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1710 Seifried Street, Nashville, Tennessee 37208
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard B. Moore and wife Margie M. Moore, their *heirs and assigns, forever.*

And I *do covenant with the said* Howard B. Moore and wife Margie M. Moore *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for the prior indebtedness referred to above and secured by Deeds of Trust of Record in Book 4115, Page 405 and Book 4342, Page 210, Register's Office for Davidson County, Tennessee

And I, Pearl Spradlin *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Howard B. Moore and wife Margie M. Moore *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 19 *day of* June, *1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Mrs. Pearl Spradlin
MRS. PEARL SPRADLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Jaye Hunt, *a Notary Public in and for said County and State, the within named* Mrs. Pearl Spradlin

the 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 Nashville, *Tennessee, this* 19th *day of* June, *19* 70

Betty Jaye Hunt *Notary Public.*

Commission Expires 5-7-74

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the 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.....

WARRANTY DEED

FROM

Mrs. Pearl Spradlin

TO

Howard B. Moore and wife

Margie M. Moore

A 81807

IDENTIF. REFERENCE

JUN 25 1 35 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE