BOOK 4448 PAGE 465

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
L. E. Mooneyhan, et ux (NAME)	Kimbrough-Kavanaugh & Asso. (NAME)	
708 Marswen Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	MAP 61-2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR 38

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; L. E. Monneyhan and wife, Elizabeth P. Mooneyhan, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Herbert Raymond Harding and wife, to Miller Kimbrough, Trustee, dated March 21, 1956, in the original amount of $11,950.00, of record in book 2511, page 519, Register's Office for Davidson County, Tennessee; payable as therein specified;

We, W. Richard Gwin and wife, Joy H. Gwin,

have this day bargained and sold, and do hereby transfer and convey unto the said L. E. Monneyhan and wife, Elizabeth P. Mooneyhan, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 278 of Gra Mar Acres, Section 7, of record in book 2331, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 278 fronts 100 feet on the southerly margin of Marswen Drive and runs back between parallel lines 200.0 feet to a line in the rear on which it measures 100.0 feet.

Being the same property conveyed to W. Richard Gwin and wife, Joy H. Gwin, by deed from Michael Mayernick and wife, of record in book 3886, page 245, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, etc., as shown on the plan of record in book 2331, page 80; and Restrictive Covenants of record in book 2481, page 129, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,600.00

Subscribed and sworn to before me, this the 26 day of September 19 70.

My commission expires: 11 20 1973 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 708 Marswen Drive, Nashville, Tennessee. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said L. E. Mooneyhan and wife, Elizabeth P. Mooneyhan, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as herein stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* L. E. Mooneyhan and wife, Elizabeth P. Mooneyhan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 26th *day of* September, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. Richard Gwin

Joy H. Gwin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* W. Richard Gwin and wife, Joy H. Gwin,

the within named 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 Nashville, *Tennessee this* 26 *day of* September, *19* 70.

Sam W Richards *Notary Public*

Commission expires 11-20-1973

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
W. RICHARD GWIN, ET UX

TO
L. E. MOONEYHAN, ET UX.

A 9 1 3 9 6

IDENTIF. REFERENCE

SEP 29 9 34 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

SEP 29 70	CONV	18,600.00				
SEP 29 70	S'TAX		A*	48.36		
SEP 29 70	PR'FEE		A*	.50		
SEP 29 70	W'DEEB		A*	3.00	*	51.86

Co-3805 Dellaire Rd. Hendersonville, Tenn. 37075