BOOK 4459 PAGE 417 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 19 70

Notary Public

MY COMMISSION EXPIRES: April 24, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J.J. Foley, Jr., Attorney - 105 Stahlman Building _ Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Canaday (NAME)	National Mortgage Company (NAME)	Map 71-8
413 Edwin Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Pcl. 304
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	PLW

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, Ernest C. Mooneyhan and wife, Bessie E. Mooneyhan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Canaday and wife, Rebecca Canaday

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 Lot No. 74 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the north side of Edwin Avenue, formerly Edwards Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Ernest C. Mooneyhan and wife, Bessie E. Mooneyhan, by deed from Calvin Fishburn and wife, Bonnie Fishburn, of record in Book 4152, page 155, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 413 Edwin Avenue (House Number) (Street) Nashville, Tennessee (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 6th day of November, 19 70

x Ernest C. Mooneyhan

Bessie E. Mooneyhan

STATE OF TENNESSEE
Davidson County

BOOK 4459 PAGE 418

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest C. Mooneyhan and wife, Bessie D. Mooneyhan

the 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 6th day of November, 19 70.

Commission expires Jan 9, 1974

M. L. Randell
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
Ernest C. Mooneyhan and wife,
Bessie E. Mooneyhan

TO
Richard P. Canaday and wife,
Rebecca Canaday

A 9641 F

IDENTIF. REFERENCE

Nov 16 10 51 AM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 16 70	CONV	13,000.00				
NOV 16 70	S'TAX		A*	33.80		
NOV 16 70	PR'FEE		A*	.50		
NOV 16 70	W'DEED		A*	3.00	*	37.30