WARRANTY DEED

BOOK 4484 PAGE 614

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joseph H. Mooneyhan, ETUX (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	Map: 73-1
3835 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Parcel: 230
Nashville, Tennessee 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	15D 35700

FOR AND IN CONSIDERATION of the sum of Ten ($10.00)----------

---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note, secured by a Deed of Trust of record in Book 3408, page 585, Register's Office for Davidson County, Tennessee, payable to Kimbrough-Kavanaugh & Associates.

JOHN W. FITE and wife, BETTY K. FITE

have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH H. MOONEYHAN and wife, MARGRETTE V. MOONEYHAN

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being part of the tract of 56.92 acres known as the Tune Lands, of record in Book 974, page 1, Register's Office for said County, and being further shows as the north part of an unnumbered tract on the Plan of Sections 3 and 4 of Moss Rose Heights, of record in Book 1835-page 103, Register's Office for said County, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated May 5, 1962, as follows:

BEGINNING at an iron pin set in the southerly margin of Ivy Drive opposite the southeast corner of Lot No. 66 of said Moss Rose Heights; thence with the margin of Ivy Drive, northeasterly 159.27 feet to a point, the beginning of a curve to the right having a radius of 20 feet; thence southeasterly around said curve, 32.12 feet to a point in the westerly margin of Moss Rose Drive; thence with the said margin of Moss Rose Drive, 79.47 feet to a point which is the northeast corner of the property conveyed to J. H. Edwards, Jr., and wife, Elaine Edwards, by deed from J. Herman Fox and wife, Ruth Knott Fox of record in Book 2649, page 595, Register's Office for said County; thence South 41 deg. 20' West along Edwards' northerly line 180.8 feet to a point which is Edwards' northwest corner; thence North 35 deg. 10' West 124.3 feet to the point of beginning.

BEING the same property conveyed to John W. Fite and wife Betty K. Fite by deed from Gaines and Gaines Construction Company, Inc., of record in Book 3377, page 595, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30875

Subscribed and sworn to before me, this the 25 day of February 19 71

My commission expires 4-30-73 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 3835 Moss Rose Drive (House Number) (Street) P. O. Address: Nashville, Tennessee 37216 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOSEPH H. MOONEYHAN and wife, MARGRETTE V. MOONEYHAN *(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 above set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOSEPH H. MOONEYHAN and wife, MARGRETTE V. MOONEYHAN *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* February, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Fite
JOHN W. FITE

Betty K. Fite
BETTY K. FITE

This Deed Prepared by: GAIL P. PIGG, ATTORNEY
1115 Stahlman Building
Nashville, Tennessee 37203

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JOHN W. FITE and wife, BETTY K. FITE

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, Davidson County, *Tennessee, this* 25th *day of* February, *19* 71

Notary Public

Commission expires 7-31-73

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 .....

MAR-8[illegible] CONV 30,875.00
MAR-8[illegible] S'TAX A* 80.34
MAR-8[illegible] PR'FEE A* .50
MAR-8[illegible] W'DEED A* 3.00 * 83.84

WARRANTY DEED

FROM

JOHN W. FITE, ETUX

TO

JOSEPH H. MOOREHAM and wife,

MARGRETTE V. MOOREHAM

Home Federal Savings & Loan Association
[illegible]

B 0 6 9 6 7

IDENTIF. REFERENCE

MAR 8 3 14 PH '71

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

File: GAIL P. PIGG, ATTORNEY
1115 Stahlman Building
Nashville, Tennessee 37203