# WARRANTY DEED

BOOK 4503 PAGE 58

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. & Mrs. John Mosby (NAME) | New Owners (NAME) | 11W 4615 |
| 2201-A Hermosa Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37208 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Five Thousand Eight Hundred Seven and 90/100 ($5807.90) *Dollars,* of which Three Thousand Dollars ($3000.00) has been paid to me in cash by John Mosby and wife, Ida M. Mosby, the receipt of which is hereby acknowledged, and for the remainder of Two Thousand Eight Hundred Seven and 90/100 Dollars ($2807.90) the said John Mosby and wife, Ida M. Mosby, have assumed and agree to pay the balance of an indebtedness in said amount, described in and secured by a deed of trust from Mildred C. Jackson, a widow, to Caesar E. Urrutia, Trustee, of record in Book 4268, page 157, R.O.D.C., Tennessee,

I, Moses Webb, an unmarried man,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

John Mosby and wife, Ida M. Mosby, their

~~XXXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING the westerly 40 feet of Lot No. 9 on the Map of John Langham's Lot, as of record in Book 57, page 91, Register's Office for said County.

SAID part of Lot No. 9 fronts 40 feet on the southerly side of Hermosa Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Moses Webb and wife, Mary Webb, by deed from Mildred C. Jackson, a widow, dated September 19, 1969, of record in Book 4367, page 879, R.O.D.C., Tennessee. Mary Webb died on April 15, 1971, and upon her death the entire title to said property vested in Moses Webb.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9500.00

Subscribed and sworn to before me, this the 19 day of May 1971

Affiant

My commission expires: July 31, 1973 (Affix Seal)

Notary Public

This is improved ( ) property, known as 2201-A Hermosa Street, Nashville, Tenn. 37208 (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*

John Mosby and wife, Ida M. Mosby, their

~~XXXXXXX~~, *heirs and assigns forever. I covenant that I am 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 by the deed of trust referred to above and 1971 taxes which Grantees also assume and agree to pay.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Mosby and wife, Ida M. Mosby, their

~~XXXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 19 *day of* May 19 71

THIS INSTRUMENT WAS PREPARED BY
MARTIN D COCHRAN
NASHVILLE, TENNESSEE
BY

Moses Webb
Moses Webb

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mrs. June Pulliam, *a Notary Public in and for said County and State,* Moses Webb, an unmarried man,

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 19 *day of* May, *19* 71.

Mrs. June Pulliam *Notary Public*

*Commission expires* July 31, 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* .....

MAY 19 7- CONV *9,500.00
MAY 19 7- S TAX A* 24.70
MAY 19 7- PRTEE A* .50
MAY 19 7- MTGREC A* 3.00 * 28.20

**WARRANTY DEED**

FROM
Moses Webb
TO
John Mosby, et ux

B 1532 2

IDENTIF. REFERENCE

MAY 19 11 52 AM '71

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE