This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
ATC-163102

BOOK 4504 PAGE 609

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs. Carlyn R. Moore (NAME)	Murphree Mortgage Company (NAME)	90-12-121
6302 American Court (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	F. B.
Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	8DA-30955

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS * ($10.00) * * * * * * * * * * * * * * * *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

LYLE MERCER and wife, ANNIE LEE MERCER

have this day bargained and sold, and do hereby transfer and convey unto the said CARLYN ROYNAL MOORE and wife, JUDY ANN MOORE

their [illegible] *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 69 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2-6, both Inclusive, Register's Office for said County.

Said Lot No. 69 fronts 41.2 feet on the northwesterly margin of American Court and extends back 202.3 feet on the southwesterly line, which is a broken line, and 126.0 feet on the easterly line, to a broken line in the rear, measuring 148.8 feet thereon.

Being the same property conveyed to Lyle Mercer and wife, Annie Lee Mercer, by deed from J. G. Edwards and A. C. Oakley, as of record in Book 2810, page 179, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2638, page 490 and Agreement between Consolidated Development Company, Inc., and the City of Nashville, as of record in Book 2593, page 566, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 19th day of May 19 71

Carlyn Roynal Moore
Affiant

My commission expires: July 23, 1974 (Affix Seal)

Reau E. Folk Jr.
Notary Public

This is unimproved ( ) improved (X) property, known as 6302 American Court, 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 CARLYN ROYNAL MOORE and wife, JUDY ANN MOORE, their [illegible] *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 for 1971 Metro Taxes, which have been prorated and assumed by the Buyers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* CARLYN ROYNAL MOORE and wife, JUDY ANN MOORE, their [illegible] *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* May, 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.*

Lyle Mercer

Annie Lee Mercer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. Preston Balthrop, *a Notary Public in and for said County and State,* Lyle Mercer and wife, Annie Lee Mercer,

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* 14th *day of* May, *19* 71

H. Preston Balthrop *Notary Public*

Commission expires Oct. 13, 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
REF: mas

FROM

LYLE MERCER AND WIFE

TO

CARLYN ROYNAL MOORE AND

WIFE

B 15995

IDENTIF. REFERENCE

MAY 24 3 42 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY24'71	CONV	19,000.00				
MAY24'71	S'TAX		A*	49.40		
MAY24'71	PR'FEE		A*	.50		
MAY24'71	W'DEED		A*	3.00	*	52.90

Compliments of

Guaranty Title

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Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
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NASHVILLE, TENNESSEE

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