# WARRANTY DEED

BOOK 4528 PAGE 494

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES LING (NAME) | Same (NAME) | Map 94-13 |
| 189 Little Green Street (STREET ADDRESS OR ROUTE NUMBER) | Same (STREET ADDRESS) | Parcel 39 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Same (CITY) (ZONE) (STATE) | 14W 10780 |

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100 ($10.00) *Dollars,*

Cash in hand paid, receipt of which is hereby acknowledged,

We, Howard B. Moore and wife, Margie M. Moore

*have this day bargained and sold, and do hereby transfer and convey unto the said* James Ling, an unmarried person, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot NO. 5 of Block "L" on the Plan of Hermitage Addition to Nashville, As of record in Book 57 page 42 and 43, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 5 fronts 45.4 feet on the southeasterly side of Little Green Street and runs back in a southerly direction between lines 140 feet to a dead line in the rear on which it measures 50 feet, said rear line being the Louisville and Nashville Railroad right of way and formerly Hermitage Avenue.

Being the same property conveyed to Howard B. Moore by Warranty Deed from Mary L. McCanless of record in Book 3873, page 499, 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 $2,500.00

Subscribed and sworn to before me, this the 16 day of June 19 71

x James Ling
Affiant

My commission expires 10-28-74 (Affix Seal)

Mary Ann Clinard
Notary Public

This is unimproved (X) improved ( ) property, known as 189 Little Green Street 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* James Ling, an unmarried person, his *(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.*

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

*Witness* our *hand* s *this* 16TH *day of* June, 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.*

x Howard B. Moore
Howard B. Moore

x Margie M. Moore
Margie M. Moore
By Howard B. Moore attorney in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Betty F. Hunt, *a Notary Public in and for said County and State,* Howard B. Moore & wife, Margie M. Moore

*the within named 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* 10 *day of* June, *19* 71

Betty Jay Hunt *Notary Public*

*Commission expires* 5/7/74

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* .....

B 26628

IDENTIF. REFERENCE

AUG 12 11 16 AM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG 12 71 | CONV | *2,500.00 | | | |
| AUG 12 71 | STAX | | A* | 6.50 | |
| AUG 12 71 | PROFEE | | A* | .50 | |
| AUG 12 71 | MTDEED | | A* | 4.00 | * 11.00 |

**WARRANTY DEED**

FROM

Howard B. Moore, et ux

TO

James Ling

THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER
Attorney at Law
1703 Parkway Towers
Nashville, Tennessee 37219

Compliments of

**Guaranty Title**

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