B 47162

IDENTIF. REFERENCE

FEB 2 2 02 PH '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4573 PAGE 683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Claude Callicott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 1972.

Notary Public

MY COMMISSION EXPIRES: Nov 5 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Claude Callicott, Attorney at Law — 513 Nashville Bank & Trust Building, Nashville, Tenn. 37201
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm Moss & wife, Elizabeth Moss	Malcolm Moss & Elizabeth Moss (NAME)	72-6
1051 E. Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	1051 E. Trinity Lane (STREET ADDRESS)	188
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37216 (CITY) (STATE) (ZIP)	

WARRANTY DEED

The consideration for this conveyance is Ten Thousand Dollars ($10,000.00) of which Three Thousand Four Hundred Forty-Seven and 73/100 Dollars ($3,447.73) has been paid in cash by Malcolm Moss and wife, Elizabeth Moss, hereinafter called the grantees, to C. A. Beaty, hereinafter called the grantor, and for the remainder of said consideration the grantees do hereby assume, to the extent that it remains unpaid, a promissory note dated September 10, 1969, in the original principal amount of Seven Thousand Five Hundred Dollars ($7,500.00) signed by C. A. Beaty, payable to the order of Mary Odell Ingrum in consecutive monthly installments of Seventy-Five Dollars ($75.00) each commencing October 1, 1969, said payments to be first applied to interest on the unpaid principal at the rate of seven percent (7%) per annum and then applied to the principal, said promissory note being secured by vendor's lien retained in installment deed from Mary Odell Ingrum to C. A. Beaty (said installment deed also incorporating a deed of trust to secure the payment of said note), said installment deed being of record in Book 4363, page 770, of the Register's Office for Davidson County, Tennessee, and the said grantees do hereby assume all covenants and obligations of the said C. A. Beaty in said installment deed to the extent that they have not already been discharged. The grantor covenants that he has made twenty-eight (28) monthly payments on said note and that the principal unpaid balance is Six Thousand Five Hundred Fifty-Two and 27/100 Dollars ($6,552.27).

For said consideration the grantor, C. A. Beaty, a single man, has this day bargained and sold and does hereby transfer and convey unto the said grantees, Malcolm Moss and wife, Elizabeth Moss, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of the Subdivision of the Casper Zopfi Place, as of record in Book No. 332, page 167, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the northerly side of Countess Street, or Trinity Lane, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to C. A. Beaty by deed from Mary Odell Ingrum dated September 10, 1969, and recorded on September 10, 1969, in Book 4363, page 770, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1051 East Trinity Lane, Nashville, Tennessee.

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. The said grantor does hereby covenant with the said grantees that he is lawfully seized and possessed of said land in fee simple, has a right to convey it, and the same is

unencumbered except as follows:

1. All zoning laws and regulations applicable to the property.

2. Taxes of the Metropolitan Government of Nashville and Davidson County, Tennessee, for the year 1972, which said taxes have been prorated as of the date of this deed and are hereby assumed by the grantees.

3. Right-of-way deed of record in Book 1727, page 565, Register's Office for Davidson County, Tennessee.

4. Right-of-way agreement for public roads between J. M. Ingrum and Davidson County, Tennessee, of record in Book 1681, page 68, Register's Office for Davidson County, Tennessee.

5. The aforesaid vendor's lien of record in Book 4363, page 770, Register's Office for Davidson County, Tennessee, said lien indebtedness being assumed by the grantees as hereinabove stated.

This conveyance is made subject to all of the above stated liens and encumbrances.

The said grantor does hereby bind himself, his heirs and representatives, to forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The grantor does further covenant that he is a single man. The grantees do hereby join in the execution of this deed for the purpose of evidencing their assumption of the aforesaid note executed by C. A. Beaty to Mary Odell Ingrum to the extent that it remains unpaid and the obligations and covenants of the said C. A. Beaty in said instrument of record in Book 4363, page 770, said Register's Office, to the extent that such obligations and covenants have not already been fully discharged, and for the purpose of evidencing their assumption of the 1972 taxes on said land.

Witness our hands this 2nd day of February, 1972.

C. A. Beaty

Malcolm Moss

Elizabeth Moss

FEB-2 '72	CONV	10,000.00			
FEB-2 '72	S'TAX		A*	26.00	
FEB-2 '72	PR'FEE		A*	.50	
FEB-2 '72	W'DEED		A*	4.00	* 30.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jessie W. Norgis, a Notary Public in and for said County and State, the within named C. A. Beaty, Malcolm Moss and Elizabeth Moss, the 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 2nd day of February, 1972.

Jessie W. Norgis
Notary Public at Large for
State of Tenn.

My Commission expires:

Nov. 8. 1975