# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Leslie M. Moffatt & wife<br>~~Carolyn G. Moffatt~~<br>(NAME) | Home Federal Sav. & Loan<br>(NAME) | Map 98-1 |
| 4080 Port Cleburne Court<br>(STREET ADDRESS OR ROUTE NUMBER) | L & C Tower<br>(STREET ADDRESS) | Par. 13 |
| Hermitage, Tennessee<br>(CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee<br>(CITY) (ZONE) (STATE) | 4 D 6110 |

*FOR AND IN CONSIDERATION of the sum of* TEN and NO/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, 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 4568, page 121, Register's Office for Davidson County, Tennessee, payable to Home Federal Savings & Loan

THOMAS E. POWERS and wife DONNA D. POWERS,

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

LESLIE M. MOFFATT and wife CAROLYN G. MOFFATT, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135 Register's Office for said County, and described as follows:

BEGINNING at a point on the westerly margin of Port Cleburne Court, said point being the common point between Lot Nos. 57 and 58, thence following the common boundary between Lot No. 57 & 58 W 153.32 feet to a concrete monument; thence N 8° 53' E 163.45 feet to a concrete monument; thence N 54° 48' E 63.10 feet to a concrete monument; thence E 46.93 feet to a point said point being the common point between Lot No. 57 & 56, the common boundary between Lot Nos. 57 & 56 S 163.00 feet to a point on the northerly margin of Port Cleburne Court; thence following the curve of Port Cleburne Court S 60.74 feet to the point of beginning.

BEING the same property conveyed to Thomas E. Powers and wife Donna D. Powers by deed from T & R, Inc. of record in Book 4568, page 118, 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 $ 42,500.00

Affiant

Subscribed and sworn to before me, this the 14 day of December 1972

Notary Public

My commission expires: 4/30/73 (Affix Seal)

This is { unimproved / improved } property, known as 4080 Port Cleburne Court, Hermitage, 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*

LESLIE M. MOFFATT and wife CAROLYN G. MOFFATT, their

*(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 for 1972 taxes & restrictions of record in Book 4429, page 577, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

LESLIE M. MOFFATT and wife CAROLYN G. MOFFATT, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 14th *day of* December, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas E. Powers — Donna D. Powers

Thomas E. Powers

Donna D. Powers

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Thomas E. Powers and wife Donna D. Powers

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 [illegible] day of December, 1972.

[illegible] Notary Public

Commission Expires 4/30/73

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.....

**WARRANTY DEED**

FROM

THOMAS E. POWERS and wife ~~DONNA D. POWERS~~

TO

LESLIE M. MOFFATT and wife CAROLYN G. MOFFATT

| | | | | | |
|---|---|---|---|---|---|
| JAN-73 | CONV | 42,500.00 | | | |
| JAN-73 | S'TAX | | A* | 110.50 | |
| JAN-73 | PR'FEE | | A* | .50 | |
| JAN-73 | W'DEED | | A* | 4.00 | * 115.00 |

B 8 9 6 6 0

IDENTIF. REFERENCE

JAN 2 9 36 AM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Return to Gail Pigg