BOOK 4766 PAGE 740 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 15TH DAY OF November, 19 73

Notary Public

MY COMMISSION EXPIRES: 7-19-75

(AFFIX SEAL)

John T. Conners, Jr THIS INSTRUMENT WAS PREPARED BY
Atty., 21st Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia F. Sinclair (NAME)	Alford C. Sinclair, et ux (NAME)	7DA 36490
2400 Valley Brook Rd. (STREET ADDRESS OR ROUTE NUMBER)	2400 Valley Brook Road (STREET ADDRESS)	117-10 par 33
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Morris Moughon and wife, Virginia Brown Moughon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvia F. Sinclair and Alford C. Sinclair, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 of Block 5 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described as follows:

Beginning on the southerly margin of Bear Road at the corner of Lots. Nos. 20 and 21; thence with the southerly margin of said road, eastwardly and southeastwardly to the westerly margin of Valley Brook Road, and continuing with the westerly margin of Valley Brook Road, in all 465.6 feet to the corner of Lots Nos. 1 and 21; thence with the line between said two lots, westwardly 230 feet to the southeast corner of Lot No. 20; thence with the easterly line of said Lot No. 20, northwardly 291.1 feet to the beginning.

Being the same property conveyed to Morris Moughon and wife, Virginia Moughon, by deed from Cohen E. Williams and wife, Janice T. Williams, of record in Book 3706, page 347, Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 1196, page 493, Register's Office for Davidson County, Tennessee, setback line shown on Plan of record in Book 974, page 29, said Register's Office, and Restrictive Covenants contained in instruments recorded in Book 1049, page 28, as amended by an instrument of record in Book 1809, page 149, said Register's Office, and taxes for 1973, which have been prorated and assumed by Grantees.

Subject to Deed of Trust executed by Morris Moughon and wife, Virginia Brown Moughon to Herschel Greer, Trustee, of record in Book 3735, page 319, said Register's Office, to secure to Guaranty Mortgage Company the payment of one note dated March 30, 1964, in the original principal amount of $35,000, payable as set forth therein, balance April 1, 1984, which indebtedness is assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 2400 Valley Brook Road, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 15th day of November, 19 73

Morris Moughon — Virginia Brown Moughon

MORRIS MOUGHON — VIRGINIA BROWN MOUGHON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, John P. Grimes, a Notary Public in and for said County and State, the within named Morris Moughon and wife, Virginia Brown Moughon

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 15 day of November 19 73

Commission expires May 17, 1977

John P. Grimes
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Morris Moughon and wife,

TO
Virginia Brown Moughon

Sylvia F. Sinclair

C 3 2 7 2 0

IDENTIF. REFERENCE

Nov 21 11 30 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV21 73	CONV	90,000.00		
NOV21 73	S'TAX		A* 234.00	
NOV21 73	PR'FEE		A* .50	
NOV21 73	W'DEED		A* 4.00	* 238.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.