BOOK 4782 PAGE 754

WARRANTY DEED

This instrument was prepared by Bass, Berry & Sims, Attorneys 1000 American Trust Bldg. Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd W. Kephart, Jr. and ~~Joel H. Moseley~~ (NAME)	Mr. Joel H. Moseley (NAME)	92-15
Same (STREET ADDRESS OR ROUTE NUMBER)	2313 Hillsboro Road (STREET ADDRESS)	132
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37212 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of FIFTY THOUSAND AND NO/100 ($50,000.00) - - - - - - - *DOLLARS*

cash in hand paid by Floyd W. Kephart, Jr. and Joel H. Moseley and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

JAN23	CONV	50,000.00			
JAN23	S'TAX		A*	130.00	
JAN23	PR'FEE		A*	.50	
JAN23	W'DEED		A*	8.00	* 138.50

We, Carolyn Lusk Barr and Betsy Lusk Yeomans, *have bargained and sold, and by these presents do transfer and convey unto the said* Floyd W. Kephart, Jr. and Joel H. Moseley their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of the unnumbered Elliston Property as shown on the Plan of record in Book 21, page 141, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of West End Avenue 172.4 feet more or less east of the easterly margin of 25th Avenue South at a cross mark on the sidewalk, at the southeast corner of the property formerly owned by Love; thence northerly 91.5 feet more or less to the southwest corner of the property conveyed to Joe Frank, et al, by Deed from H. B. Burks and wife, of record in Book 1088, page 182, said Register's Office; thence, along Frank et al's south line easterly 50 feet to a point at Frank et al's southeast corner in the west line of the property owned by A. Herbert Rodgers; thence along Rodgers' west line southerly 97 feet 10 inches more or less to the northerly margin of West End Avenue at a cross cut on the sidewalk 330 feet more or less west of the westerly margin of 24th Avenue; thence with the margin of West End Avenue westerly 50 feet to the point of beginning.

Said property was devised to Carolyn Lusk Barr and Betsy Lusk Yeomans by Will of Binnie Briggs Lusk, Deceased, of record in Will Book 90, page 295, Probate Court for said County.

LILLIAN C. INGRAM NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $50,000.00
Subscribed and sworn to before me, this the 21st day of January, 1974
Floyd W. Kephart Jr.
Affiant
My commission expires Jan. 29, 1977 (Affix Seal)
Lillian C. Ingram
Notary Public

This is unimproved ( ) improved (X) property, known as 2412 West End Avenue, Nashville, Tennessee 37203
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Floye W. Kephart, Jr. and Joel H. Moseley *their heirs and assigns, forever.*

And we *do covenant with the said* Floyd W. Kephart, Jr. and Joel H. Moseley *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,* except for 1974 taxes which have been prorated and assumed by Grantees.

And we, Carolyn Lusk Barr and Betsy Lusk Yeomans, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Floyd W. Kephart, Jr. and Joel H. Moseley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 21st *day of* January, *1974*, ~~*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

Carolyn Lusk Barr
CAROLYN LUSK BARR

Betsy Lusk Yeomans
BETSY LUSK YEOMANS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4782 PAGE 756

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Lusk Barr and Betsy Lusk Yeomans

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 21st day of January, 19 74.

Lillian C. Ingram
Notary Public

LILLIAN C. INGRAM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires Jan. 29, 1977

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission Expires _____.

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

CAROLYN LUSK BARR and

BETSY LUSK YEOMANS

TO

FLOYD W. KEPHART, JR.

and JOEL H. MOSELEY

C 3 9 5 2 2

IDENTIF. REFERENCE

JAN 23 12 59 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4782 PAGE 757

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

Please return to:

GEO. L. WADDEY & SON, INC.
21[illegible] Stahlman Building
Nas[illegible]e, [illegible]nessee 37201