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Mail -7

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BUFORD D. MOSER (NAME)	SAME (NAME)	53-7
1717 Golf Club Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11.1
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ---------- ($10.00) *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

C 7 1 8 8 5

IDENTIF. REFERENCE →

SEP 20 11 45 AM '74

FELIX Z. WALSH II REGISTER
DAVIDSON COUNTY, TENN.

SEP 20 MISC A* 6.00 * 6.00

I, BEVERLY J. MOSER, hereinafter called the GRANTOR *have bargained and sold, and by these presents do transfer and convey unto the said* BUFORD D. MOSER, hereinafter called the GRANTEE, his *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 the westerly part of Lot No. 56 on the Revised Plan of Section "E", Village of Old Hickory, as of record in Book 1424, page 132, R.O.D.C.

Said part of Lot No. 56 fronts 95.8 feet on the easterly side of Ball Park Road, now Overton Street, and extends back 131.8 feet on the northerly line and 139.4 feet on the southerly line, to the westerly line of the property conveyed to Delbert W. Gann and wife, by deed of record in Book 3338, page 521, R.O.D.C., on which it measures 95 feet.

The remainder of said parcel being the westerly part of Lot No. 58, on the Revised Plan of Section "E", Village of Old Hickory, as of record in Book 1424, page 132, R.O.D.C. Said part of Lot No. 58 fronts partly on Ball Park Road and adjoins the said Lot No. 56 and shares a common border being the southerly side of the above described part, approximately 139.4 feet in length, the said westerly part of Lot No. 58 is then bounded by a line beginning at the easterly part of the common line and extending 58 degrees, 17 minutes East for 101.70 feet to the Southern edge of Lot 58, thence westerly 52.89 feet to a point marking the portion on the subject property dedicated for a R.O.W., thence westerly an additional 40.46 feet to a point, thence westerly 62.0 feet along a line N 45 degrees 53 Minutes W, thence around a curved line to the western-most part of the common border of the two parcels which constitute this conveyance, which tracts or parcels are more particularly described as lots "A" and "B" respectively on the copy of a survey attached hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 19th day of SEPT. 19 74

Affiant

My commission expires 4/12/76 (Affix Seal)

Notary Public

Being the same property conveyed to Buford D. Moser and wife, Beverly J. Moser, by deed from Dorothy Lucille Taylor, Single, of record in Book 4624, page 289, Register's Office for Davidson County, Tennessee.

These lots are subject to all easements of record.

This property is owned as tenants by the entirety, and it is the intent of this instrument to convey said property in fee simple to Buford D. Moser, pursuant to T.C.A. 64-110.

unimproved ( )
This is improved ( ) property, known as 1717 Golf Club Road, Old Hickory, Tennessee
(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 GRANTEE, *his heirs and assigns, forever.*

And I *do covenant with the said* GRANTEE, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the GRANTOR *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRANTEE, *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *day of* May, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Beverly J. Moser

Beverly J. Moser and Beverly Joyce Moser Bell is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* BEVERLY J. MOSER

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

Witness my hand and official seal at Madison, *Tennessee, this* 22nd *day of* May, *19* 74.

Bryan E. Beard, *Notary Public.*

Commission Expires May 16, 1976.

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 .....