FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Henry A. Moses
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 1974.

Notary Public

MY COMMISSION EXPIRES: April 21, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Henry A. Moses (NAME)	Security Federal Savings & Loan Assoc. (NAME)	
601 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	115-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	92 pt

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, Samuel F. Branch and wife, Janette A. Branch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry A. Moses, unmarried

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. 14 on the Plan of West Meade Estates, Section 6, as of record in Book 3300, page 76, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Clematis Drive the common corner of Lots Nos. 13 and 14; thence southerly along the said margin of said Drive 42.42 feet to a concrete monument; thence continuing southerly along said margin of said Drive 122.58 feet to a concrete monument, the beginning of a curve to the right; thence around the said curve having a radius of 25 feet; 39.27 feet to a concrete monument in the northerly margin of Davidson Drive; thence westerly along said margin of said drive 252 feet to a concrete monument; thence north 5° 28' east, 109.62 feet to an iron pin, the common rear corner of Lots Nos. 13 and 14; thence northeasterly along the line between said two lots 259.1 feet to the point of beginning.

Being the same property conveyed to Samuel F. Branch and wife, Janette A. Branch, by deed from Village Builders, Inc., of record in Book 4010, page 619, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3406, page 342, Book 3462, page 281, and Book 4503, page 111, said Register's Office, and the Plan of record in Book 3300, page 76, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

As a part of the consideration herein the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 4010, page 623, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 601 Clematis Drive (House Number) (Street) Nashville, Tennessee (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 25 day of July, 1974

Samuel F Branch

Janette A Branch

STATE OF ~~XXXXXXX~~ GEORGIA Tennessee
~~XXXXXXXXX~~ Davidson County

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Personally appeared before me, Lokey W. Brown, a Notary Public in and for said County and State, the within named Samuel F. Branch and wife, Janette A. Branch

the bargainor S, 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 ~~XXXXXXXXX~~, ~~Georgia~~ Tennessee this 25 day of July, 19 74

Commission expires 1/28/78

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

Do. Lien & Title Co 186500

WARRANTY DEED

FROM Samuel F. Branch and wife,

TO Janette A. Branch

TO Henry A. Moses

C 78592

IDENTIF. REFERENCE

Nov 18 1 23 PM '74

FELIX Z. ~~XXXXXX~~ REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 18 74	CONV	42,500.00			
NOV 18 74	S'TAX		A*	110.50	
NOV 18 74	PR'FEE		A*	.50	
NOV 18 74	W'DEED		A*	4.00	* 115.00