WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert E. Moulton (NAME)	Home Federal S&L Association (NAME)	130-7-95
3900 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	4th Avenue North (STREET ADDRESS)	7DA 45005
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) *Dollars,* paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Robert E. Moulton and wife, Florence G. Moulton, to R. Bruce Robertson, Jr., Trustee, of record in Book 3438, page 191, Register's Office for Davidson County, Tennessee; we,

ROBERT E. MOULTON and wife, FLORENCE G. MOULTON,

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

NATHANIEL A. CARSWELL, JR. and wife, LINDA M. CARSWELL,

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

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for said County, described as follows:

Beginning on the northerly margin of Trimble Road at the corner of Lots Nos. 2 and 3, thence with the line between said two lots, northwardly 291 feet to the southerly line of Lot No. 5; thence with said line and with the southerly line of Lot No. 4, eastwardly 206 feet to the westerly margin of Sunnybrook Drive, formerly "Proposed Road"; thence with said Drive, southwardly 254 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 27.97 feet, southwestwardly 41.5 feet to a concrete monument on the northerly margin of Trimble Road; thence with said Road, westwardly 134.2 feet to the beginning.

Being the same property conveyed to Robert E. Moulton and wife, Florence G. Moulton, by deed from Sidney Schulman and wife, Blanche Schulman, of record in Book 3405, page 395, Register's Office for said County.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1975.

prepared by John J. Archer, Attorney
Parkway, Nashville, TN 37201

This instrument was
300 James Robertson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 21st day of March 1975

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is { unimproved ( ) / improved (X) } property, known as 3900 Trimble Road, Nashville, TN
(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 grantees, 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 as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 21st day of March, 1975 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert E. Moulton

Florence G. Moulton

BOOK 4898 PAGE 186

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Robert E. Moulton and wife, Florence G. Moulton,

the within named 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, Tennessee this 21st day of March, 19 75.

Commission expires 4/25/76

Mary Ensley
Notary Public

NOTARY PUBLIC MARY ENSLEY LARGE STATE OF TENNESSEE

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 _____

MAR21 75 CONV 43,000.00
MAR21 75 S'TAX A* 111.80
MAR21 75 PR'FEE A* .50
MAR21 75 W'DEED A* 4.00 * 116.30

C 91578

IDENTIF. REFERENCE

MAR 21 3 46 PM '75

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 22591

WARRANTY DEED

FROM

ROBERT E. MOULTON, ET UX

TO

NATHANIEL A. CARSWELL, JR.
ET UX