FORM NO. WD-1

BOOK 4898 PAGE 432

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,717.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 19 75

Notary Public

MY COMMISSION EXPIRES: April 28 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
Missouri Improvement Company (NAME)	Missouri Improvement Company (NAME)	Map 136-13
1000 West 4th Street (STREET ADDRESS OR ROUTE NUMBER)	1000 West 4th Street (STREET ADDRESS)	Pat. 77
North Little Rock, Arkansas (CITY) (STATE) (P. O. ZIP)	North Little Rock, Arkansas 72114 (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, Gene L. Grace and wife, Sharon L. Grace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Missouri Improvement Company, a Missouri Corporation its successors

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. 540 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, page 33, Register's Office for said County.

Said Lot fronts 83.67 feet on the northerly side of Mossdale Drive and extends back 103.25 feet on the easterly line and 116.65 feet on the westerly line to a dead line, which is a broken line and measures 163.96 feet thereon.

Being the same property conveyed to Gene L. Grace and wife, Sharon L. Grace, by deed from Hilliard E. Mobley and wife, Margaret P. Mobley, of record in Book 4520, page 618, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4268, page 302, said Register's Office, and the Plan of record in Book 4175, page 33, said Register's Office, which shows an owner's certificate, a 30 foot minimum building setback line from Mossdale Drive, and a 7 foot easement for public utility purposes along the easterly 20 foot rear line of said lot.

unimproved ( )
This is improved (X) property, known as 2704 Mossdale 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 17 day of March, 19 75

Gene L. Grace

My Commission Expires June 26, 1978

Sharon L. Grace

BOOK 4898 PAGE 433

STATE OF TENNESSEE
Davidson County
Shelby

Personally appeared before me, Joel M. York, a Notary Public in and for said County and State, the within named Gene L. Grace and wife, Sharon L. Grace

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 Germantown, Tennessee, this 17 day of March, 1975.

Commission expires My Commission Expires June 26, 1978

Joel M. York
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
Gene L. Grace and wife,

Sharon L. Grace

TO
Missouri Improvement Company

C 91693

IDENTIF. REFERENCE

MAR 24 2 05 PM '75

FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TENN.

a Missouri Corporation

MAR24 75	CONV	30,717.00				
MAR24 75	S'TAX		A*	79.82		
MAR24 75	PR'FEE		A*	.50		
MAR24 75	W'DEED		A*	4.00	*	84.32

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.