WARRANTY DEED

BOOK 4925 PAGE 244

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Terry R. Moore, et ux	First Federal S/L	Map 75-8
(NAME) 632 Topeka Drive	(NAME) Union at Fourth	Par 70
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee	(STREET ADDRESS) Nashville Tn 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Thousand Dollars ($1,000.00)----------

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Dollars,

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

Niles S. Nimmo and wife, Mary Jane Nimmo

have this day bargained and sold, and do hereby transfer and convey unto the said Terry R. Moore and wife, Victoria D. Moore

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 221 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 221 fronts on the southerly margin of Topeka Drive 89.00 feet and extends back between parallel lines 140.35 feet on the west and 140.34 feet on the east to a rear line which measures 89.00 feet.

Being the same property conveyed to Niles S. Nimmo and wife, Mary Jane Nimmo, from David Young Parker and wife, Bettie D. Parker of record in Book 4780, page 935.

This conveyance made subject to an owner's certificate of record in Book 4175, page 12, Register's Office for said County and a 40 foot minimum building setback line from Topeka Drive and a 10 foot public utility easement along the southerly line of said lot and a 2.5 x 25 foot utility anchor easement on the northeasterly corner of said lot, and to restrictive covenants of record in Book 4228, page 457, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 18 day of June 19 75

Affiant

My commission expires: 8-1-77 (Affix Seal)

Notary Public

ALDYGA NOTARY PUBLIC LARGE STATE OF TENNESSEE

This is unimproved (x) improved property, known as 632 Topeka Drive (House Number) (Street) Hermitage, Tennessee 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 Terry R. Moore and wife, Victoria D. Moore their (successors), heirs and assigns forever. do covenant that they 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.

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Terry R. Moore and wife, Victoria D. Moore (successors), heirs and assigns, against the lawful claims of all persons.

Witness hand this 18th day of June, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Niles S. Nimmo

Mary Jane Nimmo

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Glenn E Bales, a Notary Public in and for said County and State, Niles S. Nimmo and wife, Mary Jane Nimmo

the within named 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 this 18th day of June, 1975.

Glenn E Bales Notary Public

Commission expires 3-21-79

GLENN E. BALES NOTARY PUBLIC DAVIDSON COUNTY, 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.....

WARRANTY DEED

FROM

NILES S. NIMMO, et ux

TO

TERRY R. MOORE, et ux

PREPARED BY:

R. PRICE NIMMO
ATTORNEY AT LAW
308 CAVALIER BUILDING
95 WHITE BRIDGE ROAD
NASHVILLE, TENN. 37205

D 0 3 7 6 2

IDENTIF. REFERENCE

JUN 20 3 11 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUN 20 75	CONV	32,000.00			
JUN 20 75	S'TAX		A*	83.20	
JUN 20 75	PR'FEE		A*	.50	
JUN 20 75	M'DEED		A*	4.00	* 87.70