FORM NO. WD-1

BOOK 4931 PAGE 615

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,600.00

John Alan Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 76

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY, 3300 Hillsboro Road, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Alan Moore, et ux (NAME)	Fidelity Federal Savings & Loan Ass'n. (NAME)	Map 128-14
337 Cross Timbers Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 28
Nashville, Tennessee-37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37219 (CITY) (STATE) (ZIP)	9D-04837

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, ROBERT D. EHRESMAN and wife, BETTY G. EHRESMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN ALAN MOORE and wife, KAREN M. MOORE

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. 105 on the Plan of Harpeth Park, Section 2, as of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee.

SAID Lot No. 105 fronts 86.0 feet on the southwesterly side of Cross Timbers Drive and extends back 129.74 feet on the northwesterly line and 237.55 feet on the southeasterly line to a rear line, measuring 138.24 feet thereon.

BEING the same property conveyed to Robert D. Ehresman and wife, Betty G. Ehresman, by deed from Johnny B. Loveless and wife, Judy Kathline Loveless, of record in Book 4401, page 440, Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes, which Grantees assume.

SUBJECT to restrictive covenants of record in Book 3990, page 68, and limitations contained on the Plan of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 4988, page 54, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust

This is unimproved ( ) improved (X) property, known as 337 Cross Timbers Drive, Nashville, Tennessee - 37221
(House Number) (Street) (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 hands this 23rd day of January, 19 76

Robert D Ehresman
Robert D. Ehresman

Betty G. Ehresman
Betty G. Ehresman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Ehresman and wife, Betty G. Ehresman

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 Nashville, Tennessee, this 23rd day of January 1976.

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

MGGjr

WARRANTY DEED

FROM

ROBERT D. EHRESMAN, ET UX

TO

JOHN ALAN MOORE, ET UX

D 3 3 5 8 6.

IDENTIFICATION REFERENCE

JAN 26 3 25 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

26	CONV	39,600.00		
26	S'TAX		B* 102.96	
26	R'FEE		B* .50	
26	W'DEED		B* 4.00	* 107.46

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215