BOOK 5020 PAGE 639

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edwin Eugene Mauss	First and Mid-South Mortgage Co.	149-9
(NAME) 4681 Dowdy Drive	(NAME) P. O. box 2568	4
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)- ---------- ---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged

We, Donald R. Moore and wife, Susan C. Moore,

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

Edwin Eugene Mauss and wife, Barbara S. Mauss,

their ~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hazelwood, Section 7, of record in Book 3842, page 152, Register's Office for said County.

Said Lot No. 72 fronts 69.84 feet on the westerly side of Dowdy Drive and runs back 198.56 feet on the northerly line and 153.08 feet on the southerly line, to a dead line on which it measures 69.25 feet.

Being the same property conveyed to Donald R. Moore and wife, Susan C. Moore, by deed from Oakes & Smith Realty Co., Inc. of record in Book 4310, page 983, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Dowdy Drive, and a 10-foot easement for public utility purposes along the rear line of said lot; restrictions of record in Book 4177, Page 805, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,100.00

Subscribed and sworn to before me, this the 28th day of April 19 76

Affiant: Edwin Eugene Mauss

My commission expires: 1-31-79 (Affix Seal)

Notary Public

This is (unimproved) (improved XX) property, known as 4681 Dowdy Drive (House Number) Antioch (Street) 37013 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

Edwin Eugene Mauss and wife, Barbara S. Mauss, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Edwin Eugene Mauss and wife, Barbara S. Mauss, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* April, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald R. Moore
DONALD R. MOORE

Susan C. Moore
SUSAN C. MOORE

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Donald R. Moore and wife, Susan C. Moore,

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, *Tennessee, this* 28th *day of* April, *19* 76.

Notary Public

Commission expires 1-21-78

CLYDE P. HOLLAND NOTARY PUBLIC DAVIDSON

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 .....

APR 30 76	CONV	25,100.00			
APR 30 76	S'TAX		B*	65.26	
APR 30 76	PR'FEE		B*	.50	
APR 30 76	W'DEED		B*	4.00	* 69.76

WARRANTY DEED

FROM

DONALD R. MOORE, ET UX

TO

EDWIN EUGENE MAUSS, ET UX

D 47099

IDENTIF. REFERENCE

APR 30 11 31 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON