BOOK 5021 PAGE 604

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Janet K. Wesley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 76.

Notary Public

MY COMMISSION EXPIRES: 3/30/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Moyers, M.D. (NAME)	Hamilton Mortgage Corp. (NAME)	Map 155-15
P.O. Box 50254 (STREET ADDRESS OR ROUTE NUMBER)	5801 Peachtree-Dunwoody Rd. (STREET ADDRESS)	Par. 48
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30342 (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, MARTIN ENGELMAN and wife, PHYLLIS ENGELMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. MOYERS, M.D.

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. 33 on the Plan of Section Two, Pasquo Park, as of record in Book 3600, page 77, Register's Office for said County.

SAID Lot No. 33 fronts 130 feet on the southerly side of Moss Road and extends back 307.6 feet on the westerly line and 363.5 feet on the easterly line, to a dead line in the rear on which it measures 141.1 feet.

BEING the same property conveyed to Martin Engelman and wife, Phyllis Engelman by Deed from Wilburn S. Rice and wife, Dorothy Rice, of record in Book 4734, page 573, Register's Office for Davidson County, Tennessee.

As part of the above consideration, is the assumption of one certain trust deed dated August 6, 1973 and filed for record August 7, 1973, at 9:18 A.M., in the Office of the Recorder of Deeds of Davidson County, Tennessee, in the original principal amount of $42,500.00, payable to Hamilton Mortgage Corporation which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price. The Grantee further hereby assumes the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 3870, page 12, said Register's Office, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 5085 Moss Road, Nashville, Tenn.
(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 hand s this 29th day of April, 19 76

MARTIN ENGELMAN

PHYLLIS ENGELMAN

POST ME PDQ

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Engelman and wife, Phyllis Engelman

the bargainor, 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 29th day of April 19 76

Commission expires 7/20/76

Peter Weiss
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
MARTIN ENGELMAN ETUX

TO
JAMES R. MOYERS, M.D.

File in Box 4

D 47535

IDENTIF. REFERENCE

MAY 4 1 52 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

CONV 46,500.00
S'TAX 120.9
PR'FEE .5
W'DEED 4.00 * 125.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.