This Form furnished by Attorneys Title Company, Inc.

BOOK 5025 PAGE 379

Form No. WD-2

FROM

Floyd W. Kephart, Jr, and wife Kay B. Kephart

TO

Joel H. Moseley and wife Susan H. Moseley

For draftsman's use

This instrument prepared by Joel H. Moseley, Attorney-at-Law, 2313 Hillsboro Road, Nashville, Tennessee 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel H. Moseley (NAME)	Same (NAME)	104-15 240
2313 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

TAX REFERENCE

MAY 14 11 23 AM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 5,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1976.

Notary Public

MY COMMISSION EXPIRES: 9/15/79

(AFFIX SEAL)

D49243

For and in Consideration of the sum of Five Thousand Five Hundred ($5,500.00) and no/100 DOLLARS

Floyd W. Kephart, Jr., and wife, Kay B. Kephart

have bargained and sold, and by these presents do transfer and convey unto the said Joel H. Moseley and wife, Susan H. Moseley

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 the southeasterly part of a lot marked "1 to 4" on the map of Linden Place, as of record in Book 547, pages 121 and 122, Register's Office for said County, described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated June 18, 1959, as follows:
BEGINNING at an iron pin in the northwest corner of Sunset Place, and Hillsboro Road, as widened; thence along the north margin of Sunset Place, North 84°02' West 10.2 feet to an iron pin; thence continuing westerly with Sunset Place along a curve, having a radius of 603 feet a distance of 121.2 feet to an iron pin; thence South 80° 00' East 159.15 feet to an iron pin; said iron pin being located in the west margin of Hillsboro Road, as widened; thence along said Road, South 20° 27' West 88 feet to the point of beginning.

Being the same property conveyed to J. M. Grissim, by deed from First Southeastern Corporation, a Delaware corporation, of record in Book 4552, page 352, Register's Office of Said County.

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This is {unimproved / improved (XX)} property, known as 2313 21st Avenue, South, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joel H. Moseley and wife, Susan H. Moseley, their heirs and assigns, forever.

And they do covenant with the said Joel H. Moseley and wife, Susan H. Moseley that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for taxes and a first and second mortgage.

And Floyd W. Kephart, Jr., and wife, Kay B. Kephart do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Joel H. Moseley and wife, Susan H. Moseley, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 29th day of APRIL 1976

x Floyd W. Kephart, Jr.
Kay B Kephart

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named Floyd W. Kephart, Jr., and wife, Kay B. Kephart

the bargainor s, 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, Davidson County Tennessee, this 29th day of April, 1976

Notary Public.

Commission expires 11-10-76

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 .

MAY 14 '76 CONV *5,500.00
MAY 14 '76 PR'FEE B* 11.30
MAY 14 '76 WDEED B* .50
B* 4.00 * 18.80

, Notary Public.

Commission expires