This instrument prepared by: Thomas M. Black, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5040 PAGE 542

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH HENRY MORALES, ET AL (NAME)	Veterans Administration (NAME)	Map 73-1
1109 Grayecroft Ave (STREET ADDRESS OR ROUTE NUMBER)	110 9th Ave. South (STREET ADDRESS)	Parcel 106
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37203 (CITY) (ZONE) (STATE)	15 D 53410

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the grantees assuming a certain unpaid indebtedness of record in Book 3657, page 463, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

JOSEPH HENRY MORALES AND WIFE, AMANTINA V. MORALES,

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

JOSEPH HENRY MORALES, II, AND JEFFERY GEORGE MORALES, as joint tenants, with rights of survivorship, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 42 on the Map of Happy Valley, Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:
Beginning on the southerly margin of Bobby Avenue at a point 325 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 41 and 42; thence with the line between said two lots, southwardly 140 feet to the northerly line of the McDonald Lane; thence with said line eastwardly 75 feet to the corner of Lots Nos. 42 and 43; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to Joseph Henry Morales and wife, Amantina V. Morales, by deed from John E. Webb and wife, Dot Webb, of record in Book 3836, page 680, 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 $ 8225.93

Subscribed and sworn to before me, this the 30th day of June 19 76

Affiant Joseph Henry Morales

My commission expires: 11/13/79 (Affix Seal)

Notary Public Thomas M Black

This is { unimproved ( ) / improved (XX) } property, known as 2718 Bobby Avenue, Nashville, Tennessee
(House Number) (Street) 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 grantees, 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, except as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 30th day of June, 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.

Joseph Henry Morales

Amantina V. Morales

BOOK 5040 PAGE 543

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH HENRY MORALES AND WIFE, AMANTINA V. MORALES 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 Madison, Tennessee, this 30th day of June, 19 76

Notary Public

Commission expires 11/13/79

THOMAS BLACK NOTARY PUBLIC AT LARGE STATE OF 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.....

JUN 30 76	CONV	*8,225.93			
JUN 30 76	S'TAX		B*	21.32	
JUN 30 76	PR'FEE		B*	.50	
JUN 30 76	W'DEED		B*	4.00	* 25.82

WARRANTY DEED

FROM JOSEPH HENRY MORALES, ET UX

TO JOSEPH HENRY MORALES, II, ET AL

D 5 6 1 2 9

IDENTIF. REFERENCE

JUN 30 12 06 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115