FORM NO. WD-1

BOOK 5067 PAGE 510

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.

John H. Flair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Sept. 1976.

W. Williams
Notary Public

~~MY COMMISSION EXPIRES~~: Neg. Reg
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

C Bradley Flair & McClister Bradley Rd.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Flair, et ux (NAME)	Same (NAME)	90 - 8
647 James Ave (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	113
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Same (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, Horace DeMoss and George DeMoss

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Flair and wife, Eleanor R. Flair

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 Lots Nos. 10, 11 and 12 and part of a 25 foot street, of a resubidivision of Lots 34, 35, 36, 37 and 38 of a subdivision of Lots Nos. 41 and 43 of the Original West Nashville Annex Subdivision, of record in Book 547, page 40, Register's Office for said County.

Beginning at a point 150 feet, more or less west of the westerly side of James Avenue in the line of Lot No. 33 of a resubdivision of West Nashville Annex, running back 150 feet, more or less, to a fifteen foot alley in the rear; thence along line of said alley 132½ feet to a ten foot alley on the side; thence at a right angle in a southeasterly direction 150 feet; thence in a westerly direction 107½ feet, to the margin of a 25 foot street; thence continuing on in the same westerly direction 25 feet across said street to the point of beginning.

Being a part of the same property conveyed to Horace DeMoss and George DeMoss by deed from Raymond L. Barrett, Clerk and Master of the Chancery Court at Nashville, Davidson County, Tennessee, of record in Book 4992, page 586, Register's Office for Davidson County, Tennessee.

unimproved (XX)
This is improved ( ) property, known as _____
(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 10th day of Sept., 19 76

× George DeMoss

× Horace DeMoss

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Horace DeMoss and George DeMoss

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, Tennessee, this 10th day of Sept. 1976

Commission expires 5-23-77

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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

HORACE DEMOSS AND GEORGE DEMOSS

TO

JOHN H. FLAIR, ET UX

D 6 7 4 5 3

IDENTIF. REFERENCE

SEP 13 8 14 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 13 76	CONV	*2,500.00			
SEP 13 76	S'TAX		B*	6.50	
SEP 13 76	PR'FEE		B*	.50	
SEP 13 76	W'DEED		B*	4.00	* 11.00