QUITCLAIM DEED

WARRANTY DEED

BOOK 5050 PAGE 532

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None

Joseph Gallagher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF [illegible] 19[illegible].

[illegible]
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Gallagher (NAME)	Thomas & Hill, Inc. (NAME)	
3330 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	96-15
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Charleston, W. Va. 25327 (CITY) (STATE) (ZIP)	104

Mail

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, Phillip D. Moore and wife, Delcie D. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Gallagher and wife, Yvonne M. Gallagher

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:

Being Lot No. 201 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Phillip D. Moore and wife, Delcie D. Moore by deed from Paul B. Boyd, Jr. and wife, Margaret Mary Boyd, as of record in Book 4928, page 426, said Register's Office.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 30, 1975, and filed for record July 2, 1975, 9:09 a.m. in the office fo the recorder of deeds of Davidson County, Tennessee, in Book 4928, page 428, and note of even date thereby secured, in the original principal amount of $28,000.00, payable to Thomas & Hill, Inc., 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 Phillip D. Moore and wife, Delcie D. Moore under the terms of the instruments creating the loan to indemnify the Veternas Administration tc the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

(Over)

This is unimproved ( ) improved (X) property, known as 3330 Ironwood Drive, Nashville, TN. 37214
(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 19th day of November, 19 76

Phillip D. Moore

Delcie D. Moore

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip D. Moore and wife, Delcie D. Moore

the 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, TN. this day of November, 1976

Commission Expires 4/20/78

Notary Public

STATE OF
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 purpose 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

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

D 7 8 3 1 9

IDENTIF. REFERENCE

Nov 23 11 24 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

REV 2376 MISC B* 4.00 * 4.00

Quitclaim Deed

WARRANTY DEED

FROM

Phillip D. Moore et ux

TO

Joseph W. Gallagher et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York