WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 77

Notary Public

MY COMMISSION EXPIRES: 5-7-

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Suite 303, 4515 Harding Rd., Nashville, Tn 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN E. MOORE et ux (NAME)	Guaranty Mortgage Company Div. (NAME)	Map 107-5
816 Patricia Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2708 (STREET ADDRESS)	Par. 192
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2DA-53662

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, BUDDY R. DUKES and wife, PATSY ANN DUKES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN E. MOORE and wife, JEWELL MOORE

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. 201 on the Map of Bel-Air Subdivision, Section 2, as of record in Book 2900, page 30, Register's Office for Davidson County, Tennessee.

SAID Lot No. 201 fronts 65.0 feet on the northeast margin of Patricia Drive and extends back 198.0 feet on the northwest line and 203.0 feet on the southeast line, to a dead line in the rear, measuring 65.2 feet thereon.

BEING the same property conveyed to Buddy R. Dukes and wife, Patsy Ann Dukes by deed from Robert E. Martin, Jr. and wife, Eva Jane Martin of record in Book 4725, page 855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2964, page 1 and Book 3096, page 485, and Plan of record in Book 2900, page 30, all in the Register's Office for Davidson County, Tennessee. Also, 1977 property taxes which the Grantees assume in full.

This is unimproved ( ) improved (X) property, known as 816 Patricia Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) 37217 (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 15th day of July, 1977

BUDDY R. DUKES

PATSY ANN DUKES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named BUDDY R. DUKES and wife, PATSY ANN DUKES

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, Tennessee, this 15th day of July, 1977

Commission Expires 5-10-81

[illegible] Notary Public

SUPERSEAL NOTARY PUBLIC DAVIDSON COUNTY

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

mail to.

E 15090

IDENTIF. REFERENCE

JUL 19 9 58 AM '77

REGISTER
DAV. CO., TENN.

JUL 1977	CONV	30,500.00			
JUL 1977	S'TAX		B*	79.30	
JUL 1977	PR'FEE		B*	.50	
JUL 1977	W'DEED		B*	4.00	* 83.80

WARRANTY DEED

FROM

BUDDY R. DUKES and wife,

PATSY ANN DUKES

TO

JOHN E. MOORE and wife,

JEWELL MOORE

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York