This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Rd., Madison, Tn. 37075 (James A. Lesemann)

BOOK 5262 PAGE 787

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cordell R. Moss, Jr. et ux	Dobson & Johnson, Inc.	GO-06681
(NAME)	(NAME)	
425 Janette Avenue	P. O. Box 17427 311 Plus Park Boulevard	Map 33-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee	Nashville, Tennessee 37217	Par. 129
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)----------*Dollars,*

cash in hand paid by the said Grantees, hereinafter named and other good and valuable consideration considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to Dobson & Johnson, Inc.; and secured by a deed of trust executed by Phillip W. Baker and wife, Patricia C. Baker, of record in book 4972, page 300, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree and promise to pay;

We, Phillip W. Baker and wife, Patricia C. Baker, hereinafter called the Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Cordell R. Moss, Jr. and wife, Sherri A. Moss, herein called the Grantees, their

~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Gateway, Section 1, of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said Lot No. 63 fronts 100.0 feet on the southwesterly margin of Janette Avenue and extends back 144.3 feet, more or less, on the southeasterly line and 108.0 feet, more or less, on the northwesterly line to the center line of Dry Fork Creek, measuring 130 feet, more or less, thereon.

Being the same property conveyed to Phillip W. Baker and wife, Patricia C. Baker, by deed from John T. Cochran and wife, Juanita Love Cochran, of record in Book 4972, page 298, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 3344, page 582; setback lines, easements and other such limitations as shown on the Plan of record in Plat Book 3300, pages 39 and 40; said Register's Office.

STATE OF TENNESSEE ☆ BARBARA ☆ NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $32,557.60

Subscribed and sworn to before me, this the 9th day of March 19 78

Affiant

My commission expires: 10-18-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 425 Janette Avenue, Goodlettsville, Tn.
(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 stated herein, and 1978 taxes which have been pro-rated and assumed by the said Grantees.

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 my *hand this* 9th *day of* March, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phillip W. Baker (Phillip W. Baker)

Patricia C. Baker (Patricia C. Baker)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Phillip W. Baker and wife, Patricia C. Baker

the within named 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 Hendersonville *Tennessee, this the* 16th *day of* March, *19* 78.

Barbara Moss *Notary Public*

Commission expires 10-18-78

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 .....

WARRANTY DEED

FROM

PHILLIP W. BAKER ETUX

TO

CORDELL R. MOSS, JR., ETUX

154951

IDENTIF. REFERENCE

MAR 16 10 07 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return deed to:

LAKESIDE REALTORS Inc.
530 WEST MAIN ST.
HENDERSONVILLE, TN. 37075
824-5920

MAR 16 78	CONV	32,557.00				
MAR 16 78	S'TAX		B*	84.76		
MAR 16 78	PR'FEE		B*	.50		
MAR 16 78	W'DEED		B*	4.00	*	89.26

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS