Floor, L & C Tower
ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
60-2-78	Ruby H. Mosbey	Mercantile Mortgage Company P. O. Box 14569 St. Louis, Missouri 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12DZ-32430	3064 Richmond Hills Drive	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN20 78 CONV 33,500.00
JUN20 78 S'TAX B* 87.10
JUN20 78 PR'FEE B* .50
JUN20 78 W'DEED B* 4.00 * 91.60

Gladys Simmons Balthrop, unmarried
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ruby H. Mosbey, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Parkwood Estates, Section I, as of record in Book 2900, Page 119, Register's Office for said County.

Said Lot No. 20 fronts 75 feet on the northeasterly side of Richmond Hill Drive and extends back 131.5 feet on the southeasterly line and 125.6 feet on the northwesterly line, to a dead line measuring 75.1 feet thereon.

Being the same property conveyed to Paul Hudgins Balthrop and wife, Gladys Simmons Balthrop, by deed from Gaines Home Building Corporation, a Tennessee corporation, as of record in Book 3253, Page 105, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 3136, Page 52, as amended in Book 3253, Page 591, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of June , 19 78

X Gladys Simmons Balthrop

Gladys Simmons Balthrop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5301 PAGE 116

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gladys Simmons Balthrop

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of June, 1978.

My commission expires: 4-18-82

Mary Ann Selley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 33,500.00 x Ruby H. Mosby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 78

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL) Mary Ann Selley
Notary Public

WARRANTY DEED

FROM Gladys Simmons Balthrop

TO Ruby H. Mosbey

E 72242

TENNESSEE REFERENCE

JUN 20 2 50 PM '78

FEE $ [illegible]

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

[illegible]
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

_____
Notary Public