BOOK 5311 PAGE 680

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map Parcel Numbers
Delores D. Moore 1050 Twenty-Second Avenue Columbus, Ohio 43211	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37201	16DA-13485

FOR, IN CONSIDERATION of and pursuant to the orders of the Court of Common Pleas of Franklin County, Ohio, Division of Domestic Relations, in Case #78DR-01-222, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

I, Warren N. Moore, unmarried (former husband of Delores D. Moore, grantee), have this day and do hereby transfer and convey unto the said Delores D. Moore, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Sutton Hill Section of Marengo Park, of record in Book 974, page 67, Register's Office for said County.

Said Lot No. 56 fronts 75 feet on the southerly side of Sutton Hill Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Warren N. Moore and wife, Delores D. Moore, by deed from Mae Jordan Bates, as of record in Book 4240, page 396, office of the Register.

This conveyance is made subject to a 10-foot public utility easement across the rear of said premises and restrictive covenants of record in Book 1086, page 573, Book 1081, page 666, and Book 1066, page 421, said Register's Office.

This conveyance is made subject also to the balance of approximately $15,500 due on the first mortgage lien as per Deed of Trust in Book 4240, page 398, office of Register, which balance Delores D. Moore, grantee, assumes and agrees to pay as a part of the consideration hereof.

Jul 17 10 04 AM '78
REGISTER
WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

Jul Gr E 7 6 9 4 6

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The actual consideration or value whichever is greater, for this transfer is $5,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 1978.

WILLIAM A. TOLER, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R. C.

My Commission Expires

Notary Public

This is improved property, known as 907 Sutton Hill Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Delores D. Moore, her heirs and assigns forever. I covenant that I am 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 for 1978 taxes and the balance of

approximately $15,500.00 due on the first mortgage lien as per Deed of Trust in Book 4240, page 398, Register's Office, which have been assumed by the grantee herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Delores D. Moore, her heirs and assigns, against the lawful claims of all persons, claiming under me.

Witness my hand this 22nd day of June, 1978.

Warren N. Moore

JUL 17 78 CONV *5,000.00
JUL 17 78 S'TAX B* 13.00
JUL 17 78 PR'FEE B* .50
JUL 17 78 W'DEED B* 4.00 17.50

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

Personally appeared before me William A. Toler, a Notary Public in and for said County and State, Warren N. Moore, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Columbus, Ohio, this 22nd day of June, 1978.

William A. Toler, Notary Public

Commission expires: Lifetime as an Attorney at Law pursuant to Section 147.03 of Revised Code of Ohio

WILLIAM A. TOLER, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R. C.

This instrument was prepared by: John W. E. Bowen, Attorney at Law, 140 East Town Street, Columbus, Ohio 43215, telephone: 614-221-5834.

The State of Ohio
Franklin County, ss.

The laws of Ohio do not require a Notary Public to File a copy of Seal Impression.

I, Thomas J. Enright, Clerk of the Court of Common Pleas, which is a court of record, within and for said County and State aforesaid, do hereby certify that William A. Toler whose name is subscribed to the annexed instrument and thereupon written, was at the time a duly commissioned and qualified Notary Public in and for said County, and as such officer was duly authorized to administer oaths required or authorized by law; take and certify depositions; take and certify acknowledgments of deeds, mortgages, liens, powers of attorney, and other instruments of writing; and receive, make, and record notarial protests; that I am acquainted with the signature of said Notary Public and verily believe that the signature to said instrument is genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court at Columbus, Ohio, this 22 day of June A. D. 1978

Thomas J. Enright
Clerk of the Court of Common Pleas

M. L. Sumner Deputy

267—PPC