Prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5481 PAGE 748

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip E. Moody, Jr. et ux	Mortgage Corporation of the South	Map 162-3
(NAME)	(NAME)	
4925 Algonquin Trail	P. O. Box 10726	Parcel 364
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Birmingham, Alabama 35202	
(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 Phillip E. Moody, Jr. and wife, Odester Moody and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James P. Sullivan and wife, Donna J. Sullivan,

have this day bargained and sold, and do hereby transfer and convey unto the said Phillip E. Moody, Jr. and wife, Odester Moody, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 64.0 feet along the westerly margin of Algonquin Trail and extends back 278.2 feet on the north line and 304.6 feet on the south line to a dead line in the rear on which it measures 69.23 feet.

The above described property was conveyed to James P. Sullivan and wife, Donna J. Sullivan by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5230, page 942, said Register's Office.

This conveyance is subject to a 30-foot minimum building setback line from Algonquin Trail and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and conditions of owner's certificate, as shown on Plan of record in in Book 4675, page 143, Register's Office for Davidson County, Tennessee. NOTE: Setback line amended by instrument of record in Book 5230, page 938, said Register's Office. This conveyance is also subject to Restrictive Covenants contained in an instrument of record in Book 4882, page 842, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Subscribed and sworn to before me, this the 8th day of Aug., 19 79

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 4925 Algonquin Trail, Antioch, Tennessee 37013
(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 Phillip E. Moody, Jr. and wife, Odester Moody, 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 for 1979 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phillip E. Moody, Jr. and wife, Odester Moody, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 8th day of August, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James P. Sullivan

James P. Sullivan

Donna J. Sullivan

Donna J. Sullivan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaay, *a Notary Public in and for said County and State,* James P. Sullivan and wife, Donna J. Sullivan,

*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 Nashville, *Tennessee, this* 8th *day of* August, *19* 79.

Mary Enaay
Notary Public

Commission expires 4/21/80

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 .....

F 46064

3973

IDENTIF. REFERENCE

AUG 14 12 09 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RELEASE TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 2019
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
James P. Sullivan et ux

TO
Phillip E. Moody, Jr. et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39900.00- CO	
			103.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 110.24-	
3973A08/14/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 46064

IDENTIF. REFERENCE

AUG 14 12 09 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704487