This Instrument Prepared By:
WILLIAM E. HERBERT
Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5490 PAGE 270

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
18-11-17	Mr. John B. Moss	Commerce Union Bank P. O. Box 2546 Nashville, TN. 37219
FIELD BOOK NUMBER(S) GO-12541	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 204 Engel Avenue	LOAN OR ACCOUNT NO. 3574 PROPERTY IS ☒ 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, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated May 3, 1974, in the original principal sum of $39,800.00, payable to Commerce Union Bank, in monthly installments as set out in said note, with interest as set forth terein, and being secured by a deed of trust executed by H. Ray Eanes and wife, to J. G. Palmer, Trustee, as of record in Book 4812, page 598,

H. RAY EANES and wife, F. JOAN EANES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN B. MOSS

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

Being Lot No. 33 on the Plan of Connell Estates, Section II, as of record in Plat Book 2900, page 130.

Said Lot No. 33 fronts 200 feet on the southerly side of Engel Avenue and runs back between lines 1h5 feet on the easterly line and 304.9 feet on the westerly line, to a dead line in the rear on which it measures 194.6 feet thereon.

Being the same property conveyed to H. Ray Eanes and wife, F. Joan Eanes, by deed from Harold M. Spears, Jr., andwife, Kathy K. Spears, as of record in Book 4812, page 596.

This conveyance is made subject to restrictions of record in Book 3162, page 35 and Book 3180, page 73.

The said F. Joan Eanes and F. Joan Eane being the one and same person.

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 as shown above and 1979 taxes which have been prorated and assumed by Grantees.

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 23rd day of August, 1979.

H. Ray Eanes

F. Joan Eanes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5490 PAGE 271

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

H. Ray Eanes and wife, F. Joan Eanes

the 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, the 23 day of August, 1979.

My commission expires: 4-18-82

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 $ 58,000.00

John B. Moss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 1979

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Notary Public

F. 4 9 0 1 6

WARRANTY DEED

FROM

H. RAY EANES ANDWIFE

TO

JOHN B. MOSS

T
IDENTIF. REFERENCE

Aug 29 11 20 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
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

7651 08/29 157.30- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 5490 PAGE 272

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
			58000.00-	CO
			150.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	157.30-
785	A08/29/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4901 6

IDENTIF. REFERENCE

AUG 29 11 20 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708250