WARRANTY DEED

This instrument prepared by:
FRED E. COWDEN, JR., Attorney
1400 American Trust Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
M. W. Moser	First Tennessee Bank	162-2-231
(NAME) 4719 Timberhill Court	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Memphis, Tennessee 38101	5D-59404
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5567 PAGE 380

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed of record in Book 4532, page 838, Register's Office for Davidson County, Tennessee, and note of even date thereby secured, in the original principal amount of $21,700.00, payable to Guaranty Mortgage Company, which deed of trust having since been assigned to First Tennessee Bank, Memphis, Tennessee, which debt the Grantee herein assumes and agrees to pay as part of the payment of the purchase price;

The Grantee further hereby assumes the obligations of Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned;

We, MARSHALL W. MOSER, JR., and wife, PATRICIA H. MOSER,

have this day bargained and sold, and do hereby transfer and convey unto the said

M. W. MOSER

his

(successors), heirs and assigns,

certain real estate in / *County, Tennessee, as follows:*

Davidson

Being Lot No. 262 on the Plan of Colewood Acres, Section 4, as of record in Book 4175, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 262 fronts 97.06 feet on the northerly margin of Sheila Drive and extends back 168 feet on the easterly line and 157.4 feet on the westerly line to a dead line in the rear measuring 36.4 feet thereon.

Being the same property conveyed to Marshall W. Moser, Jr., and wife, Patricia H. Moser, by deed from Edwin A. Bryson and wife, C. Joyce Bryson, of record in Book 4818, page 475, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $ 49,252.93

Subscribed and sworn to before me, this the 4th day of April, 19 80

Affiant

My commission expires: 5-3-80 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 182 Sheila Drive, Antioch, TN 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

M. W. MOSER

his

(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 hereinabove set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

M. W. MOSER

his

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

Witness our hand s *this* 4th *day of* April, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marshall W. Moser, Jr.
MARSHALL W. MOSER, JR.

Patricia H. Moser
PATRICIA H. MOSER

BOOK 5587 PAGE 381

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Marshall W. Moser, Jr., and Patricia H. Moser

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* 4th *day of* April, *19* 80

Commission expires 8-7-80 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

FRED E. COWDEN, JR., ATTORNEY
1400 AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE 37201

F 83769

IDENTIFICATION REFERENCE

APR 7 10 02 AM '80

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

1889

04/70 1324 CHECK

WARRANTY DEED

FROM

MARSHALL W. MOSER, JR., and wife, PATRICIA H. MOSER

TO

M. W. MOSER

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE Company of New York

File Book 21

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5587 PAGE 382

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49250.93- CO	
			128.13 CO TX	
			.50 PRFE	
			6.00 WDE	
			CHECK 134.63-	
			1869A04/07/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 83769

IDENTIFICATION REFERENCE

APR 7 10 02 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 750856