PREPARED BY:
Joe M. Haynes, Atty., 140 N. Main St., Goodlettsville, TN 37072
n

WARRANTY DEED

BOOK 5654 PAGE 298

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David R. Moulton	SAME	83-13
(NAME)	(NAME)	Par 231 Jr
Route # 2, Box 45I-T		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid by David R. Moulton and other good and valuable considerations, including the assumption of an indebtedness in the original principal amount of $12,500.00, as evidenced by an instrument of record in Book 5118, page 739, Register's Office for Davidson County, Tennessee,

we, Edward L. Niebruegge and wife, Sherry L. Niebruegge, Bryant E. Landis and wife, Hester C. Landis,

have this day bargained and sold, and do hereby transfer and convey unto the said David R. Moulton, his

the Grantees herein, their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Mayline Weakley's Plan of Confederate Hill, as of record in Book 332, page 134, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the westerly side of South 11th Street, and runs back between parallel lines, 202.5 feet, more or less, to an alley.

Being the same property conveyed to Edward L. Niebruegge and wife, Sherry L. Niebruegge, Bryant E. Landis and wife, Hester C. Landis, by deed from Daniel A. Overby and wife, Mary Ann Overby, of record in Book 5328, page 768, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,969.80

Subscribed and sworn to before me, this the 15th day of September 1980.

Affiant David R. Moulton

My commission expires: 4/17/83 (Affix Seal)

Notary Public Patricia A. Norman

unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 15th *day of* September, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward L. Niebruegge
Sherry L. Niebruegge
Bryant E. Landis
Hester C. Landis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Patricia A. Norman, *a Notary Public in and for said County and State,* Edward L. Niebruegge and wife, Sherry L. Niebruegge, Bryant E. Landis and wife, Hester C. Landis,

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 Goodlettsville *Tennessee, this* 15th *day of* September, *19* 80.

Patricia A Norman *Notary Public*

Commission expires 4/17/83

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 .....

3765 09/22/80 87.10- CHECK

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IDENTIF. REFERENCE

SEP 22 2 40 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

EDWARD L. NIEBRUEGGE, ET AL

TO

DAVID R. MOULTON

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5654 PAGE 300

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
			30969.80- CO	
			80.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.10-
3785A09/22/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G08979

IDENTIF. REFERENCE

SEP 22 2 40 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 781596