THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6353 PAGE 405

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Thomas H. Luton, ET UX	Same as new owner	Map 18
P.O. Box 346		Parcel 10.01
Goodlettsville, Tn. 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JOHN M. MOSS and wife, VIRGINIA L. MOSS and WILLIAM H. MOSS and wife, TERESA I. MOSS, hereinafter referred to as the "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto the said THOMAS H. LUTON and wife, DANA D. LUTON, hereinafter referred to as the "GRANTEES," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land lying adjacent to and North of Connell Estates, Section 3, above referred to in Parcel 1, and described according to a survey made June 19, 1967, by Wayne S. Cooper, Surveyor, as follows:

BEGINNING at the Northwest corner of the Plat of Connell Estates, Section 3, at a monument, running thence N. 37 deg. 31' E 431.92 feet to an iron pin; thence S 87 deg. 37' E 728.22 feet to an iron pin; running thence S 24 deg. E 31' 309.5 feet to a concrete monument, which is the Northeast corner of Lot No. 74 on said Connell Estates Plat; running thence N 72 deg. 15' W 169.6 feet to a concrete monument, which is the Northwest corner of said Lot No. 74; running thence S 85 deg. 50' W 959.38 feet to the point of beginning, and containing according to said survey 5.93 acres.

Being a part of the same property conveyed to William H. Moss and John M. Moss, by deed from H. S. Moss, of record in Book 6093, page 433, Register's Office, Davidson County, Tennessee, wherein H. S. Moss expressly reserved possession of the said real property for and during the term of his natural life time. And, the said H. S. Moss joins in this conveyance to convey all right, title or interest in and to the said property, including his life estate.

This deed is executed by H. S. Moss by his lawful attorney-in-fact, J. Michael Moss, pursuant to the power and authority vested in him by instrument being filed for record simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And We, the GRANTORS, do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for 1984 State, County and City of Goodlettsville taxes a lien, but not yet due and payable, prorated and assumed in full by the Grantees, and that which appears of record.

And We, the GRANTORS, do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 31st day of July, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John M. Moss
JOHN M. MOSS

Virginia L. Moss
VIRGINIA L. MOSS

William H. Moss
WILLIAM H. MOSS

Teresa I. Moss
TERESA I. MOSS

H. S. Moss
H. S. MOSS
By: J. Michael Moss, as
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN M. MOSS and wife, VIRGINIA L. MOSS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, this the 31st day of July, 1984.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM H. MOSS and wife, TERESA I. MOSS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, this the 31st day of July, 1984.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 1984, before me, personally appeared J. MICHAEL MOSS, to me known to be the person who executed the foregoing instrument in behalf of H. S. MOSS, and acknowledged that he executed the same as the free act and deed of the said H. S. MOSS.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,700.00.

Thomas G. Cotton
AFFIANT

Sworn to and subscribed before me, this the 31st day of July, 1984.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

3549 08/06 13:32- CHECK

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IDENTIF. REFERENCE

AUG 6 9 04 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6353 PAGE 409

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

1700.00- CONT.
4.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 16.90-
9649A08/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 4 1: 0: 3: 3.

IDENTIF. REFERENCE

AUG 6 9 04 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0058514