#3794 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6547 PAGE 302

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILIP F. MOOERS (NAME)	ZEITLIN FINANCIAL SERVICES, (NAME)	Map 104-13A
401 Bowling Avenue, Unit #2 (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 3
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	7DA-71730

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MARY LINDA DRAPER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP F. MOOERS and wife, JOSEPHINE E. MOOERS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Bulding Site No. 3 on the Plan of Richmeade Place, Section One, as of record in Plat Book 4860, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Linda Draper by deed from Sherwood Z. Smith and wife, Joyce J. Smith of record in Book 6026, page 615, re-recorded in Book 6069, page 73, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, amended in Book 5036, page 338, supplemented in Book 5019, page 946, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, Book 5733, page 628; (3) Charter of Incorporation of record in Book 4942, page 633; (4) By-Laws of record in Book 4941, page 689, amended in Book 5213, page 945; (5) All matters appearing on the Plan of record in Book 4860, page 44, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 401 Bowling Avenue, Unit #2, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of April, 19 85.

Mary Linda Draper

MARY LINDA DRAPER

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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 MARY LINDA DRAPER the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1985.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

IDENTIFICATION REFERENCE

MAY 2 2 09 PM '85

DAVIDSON COUNTY, TN

J012727

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1985

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
MARY LINDA DRAPER

TO
PHILIP F. MOOERS and wife,
JOSEPHINE E. MOOERS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 6547 PAGE 304

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

137900.00- CAMT.
358.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 365.04-
3758A05/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 1 2 7 2

IDENTIF. REFERENCE

MAY 2 2 09 PM '85

DAVIDSON COUNTY, TN

No. 130548