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2216
01-541256-1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

DEP 2.00 Tom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 86

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald F. Moore (NAME)	Fidelity Federal Savings & Loan (NAME)	104-16-213
1710 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	24W-11575
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, WE, Alan N. Baer and wife, Maria R. Baer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald F. Moore and wife, Laura D. Moore

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the West half of Lot No. 205 and the East half of Lot No. 206, Belmont Land Company's Plan, showing Subdivision of 10 Acres and Resubdivision of Lots 1-6 and 20-25 as recorded in Book 421, page 34, said Register's Office.

Said Lot fronts 100 feet on the northerly side of Beechwood Avenue, West and runs back between parallel lines 198.3 feet, more or less, to a line in the rear which measures 100 feet thereon.

Being the same property conveyed to Alan N. Baer and wife, Maria R. Baer by deed from Thomas E. Cash and wife, Joan C. Cash as of record in Book 6172, page 611, said Register's Office.

69486

IDENTIFICATION REFERENCE

JAN 16 2 37 PM '86

FELIX ... REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1710 Beechwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 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. 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.

Witness their hands this 15th day of January, 19 86

Alan N. Baer
Alan N. Baer

Maria R. Baer
Maria R. Baer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan N. Baer and wife, Maria R. Baer

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 19 86

Commission Expires 10/24/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM

Alan N. Baer and wife, Maria R. Baer

TO

Donald F. Moore and wife, Laura D. Moore

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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

100000.00- CONT.
263.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 289.90-
663AD1/16/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.94 3486

IDENTIF. REFERENCE

JAN 16 2 57 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 211372