mail

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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kenneth Douglas Mosley 303 Bob White Trail Goodlettsville, Tn. 37072	Commonwealth Financial Group P.O. Box 1529 Houston, Texas77251	Map 25-12 Parcel 66 GO-03915

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, including the assumption of a certain note and deed of trust executed by Woodrow B. Peek, Jr. and wife, Catherine E. Peek to Tim N. Taylor, Trustee, dated October 30, 1985, in the original principal amount of $71,051.00, of record in Book 6704, page 499, Register's Office, Davidson County, Tennessee, which the Grantees agree to assume in full and hold Grantors harmless from same, We, WOODROW B. PEEK, JR. and wife, CATHERINE E. PEEK, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said KENNETH DOUGLAS MOSLEY and wife, JUDY DARLENE MOSLEY, 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:

Being Lot No. 67 on the Plan of Goodlettsville Heights Subdivision, Section 2, of record in Book 1424, page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Woodrow B. Peek, Jr. and wife, Catherine E. Peek, by deed from Ruth M. Park, of record in Book 6704, page 496, Register's Office, Davidson County, Tennessee.

This deed is executed by Woodrow B. Peek, Jr. and Catherine E. Peek, by their lawful attorney-in-fact, Floyd L. Peek, pursuant to the power and authority vested in him by instrument filed for record simultaneously herewith.

7.1955

IDENTIFICATION REFERENCE

JAN 28 9 24 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 as follows:

1. 1986 State, County and City of Goodlettsville taxes assumed in full by Grantees without proration.

2. The Plan of record in Book 1424, page 120, said Register's Office, shows Owner's Certificate, a 125 foot setback line from Moss Trail road and 10 foot easement for utility purposes along the rear line.

And We, the GRANTORS, 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.

WITNESS our hands on this the 24th day of January, 1986.

Woodrow B. Peek Jr.
WOODROW B. PEEK, JR., Grantor
By: Floyd L. Peek,
Attorney-in-fact

Kenneth Douglas Mosley
KENNETH DOUGLAS MOSLEY, Grantee

Catherine E. Peek
CATHERINE E. PEEK, Grantor
By: Floyd L. Peek,
Attorney-in-fact

Judy Darlene Mosley
JUDY DARLENE MOSLEY, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of January, 1986, before me, personally appeared FLOYD L. PEEK, to me known to be the person who executed the foregoing instrument in behalf of Woodrow B. Peek, Jr. and Catherine E. Peek, and acknowledged that he executed the same as the free act and deed of the said Woodrow B. Peek, Jr. and Catherine E. Peek.

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

Diane 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 KENNETH DOUGLAS MOSLEY and wife, JUDY DARLENE MOSLEY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 24th day of January, 1986.

Diane 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 $76,027.79.

Kenneth Douglas Mosley
Affiant

Sworn to and subscribed before me, this the 24th day of January, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 6771 PG 61

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

76CE7.73- CRMT.
157.60 CSTAX
.50 PRFEE
9.00 MDEED
CHTSK 207.13-
9626A01/28/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1955

IDENTIFICATION REFERENCE

JAN 28 9 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214292