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FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-18-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Ralston	Empire of America Realty	MAP 131-5
(NAME)	(NAME)	
3544 Trimble Road	2 Empire Plaza, 100 Seneca St.	PARCEL 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Buffalo, New York 14203	7DA-45115
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert J. Moody and wife, Bonnie A. Moody

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Ralston and wife, Amy W. Ralston

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.

Being Lot No. 1 on the Plan of Sneed Estates, as of record in Book 2133, Page 10 and 11, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Lindawood Drive, at the common corner of Lots Nos. 1 and 3 of said Subdivision; thence eastwardly with the line between said two lots, 170 feet to a point; thence southwardly with the line between Lots No. 1 and 2, 240.02 feet to a point in the northerly margin of Trimble Road; thence with the margin of same, westwardly 140 feet to a point, the beginning of a curve with a radius of 25 feet; thence northwestwardly around said curve 38.7 feet to a point in the easterly margin of Lindawood Drive; thence northwardly with the margin of same, 212 feet to the point of beginning.

BEING the same property conveyed to Robert J. Moody and wife Bonnie A. Moody by deed from Hoyte J. Kitsos and wife Jennie R. Kitsos, of record in Book 2499, page 521, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6037, 878 and in Book 2099, page 581, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

FELIX Z. McCONNICO
DAVIDSON COUNTY, TENN.
AUG 1 8 44 AM 86

IDENTIFICATION REFERENCE 27167

This is unimproved ( ) improved (XX) property, known as 3544 Trimble Road, Nashville, Tennessee
(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 our hand this 31st day of July, 19 86

~~Robert J. Moody~~ Robert J. Moody

~~Bonnie A. Moody~~ Bonnie A. Moody

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 Robert J. Moody and wife, Bonnie A. Moody

the 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 Nashville, Tennessee, this 31st day of July, 19 87.

Commission expires 2-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Robert J. Moody and wife, Bonnie A. Moody

TO
Michael A. Ralston and wife, Amy W. Ralston

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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
			1360[illegible].00- CAIT.	
			380.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	387.30-
4940AC8/01/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27167

IDENTIFI REFERENCE

AUG 1 8 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278153