BOOK 7046 PAGE 662

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.
Moss Investments PO Box 101525 Nashville, Tn. 37210	SAME AS NEW OWNER MORTGAGEE:UNKNOWN	Map 53-3 Parcel 207 4D-44535

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, CHARLES D. SPEARRIN and wife, DORIS G. SPEARRIN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said MOSS INVESTMENTS, a Tennessee General Partnership composed of Cordell R. Moss and Nina S. Moss, hereinafter referred to as the "GRANTEES", their successors 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 Lot No. 165 of Section "B" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County.
Said Lot No. 165 fronts 55 feet on the easterly side of Birdsall Street and extends back 87.8 feet on the northerly line and 87.9 feet on the southerly line to a dead line, measuring 55 feet thereon.
Being the same property conveyed to Charles D. Spearrin and wife, Doris G. Spearrin, by deed from Jimmie C. Moore Couch, a widow, of record in Book 6196, page 315, Register's Office, Davidson County, Tennessee.

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 successors 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 (1) 1986 State & County taxes, prorated between the parties and paid in full; and (2) The Plan of record in Book 1424, page 67, Register's Office, Davidson County, Tennessee.

11/21 12:55 CLERK

8659

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 successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

Charles D. Spearrin
CHARLES D. SPEARRIN

Doris G. Spearrin
DORIS G. SPEARRIN

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 CHARLES D. SPEARRIN, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 17th day of November, 1986.

Ruth C. Montgomery
NOTARY PUBLIC

My Commission Expires: April 17, 1988

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 DORIS G. SPEARRIN, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 20th day of November, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of November, 1986.

NOTARY PUBLIC

My Commission Expires: 1-9-88

65633

IDENTIFICATION REFERENCE

Nov 21 8 56 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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
			43000.00 CONT.	
			120.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	129.90
			11/21/86 BAL	.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65633

IDENTIFICATION REFERENCE

Nov 21 8 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14588