This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

mail

ADDRESS NEW OWNER:
JAMES N. MOELLER, unmarried
1509 Forrest Avenue
Nashville, Tennessee 37206

SEND TAX BILLS:
New Owner

MORTGAGEE:
Mary B. Prince, in care of
Audrey Alexander, Attorney-In-Fact
Route 1, Box 111
Northern Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 83-09
Parcel 359.00
23W-07170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, including the execution by Grantee of a promissory note and Deed of Trust of even date herewith in favor of Grantor, the receipt of which considerations is hereby acknowledged, I, MARY B. PRINCE, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JAMES N. MOELLER, unmarried, hereinafter called the Grantee, 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 Lot No. 59 on the Map of the Lindsley's 29 acre tract, as of record in Book 57, page 66, Register's Office for said County.
>
> Said Lot No. 59 fronts 50 feet on the north side of Forrest (Forest) Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Hubert W. Prince and wife, Mary B. Prince by deed from Robert T. McGowan and Ione Roberts Harris dated August 11, 1967, as of record in Book 4160, page 952, Register's Office for Davidson County, Tennessee. The said Hubert W. Prince has since died. Audrey Alexander executes this deed on behalf of the said Mary B. Prince by virtue of a General Power of Attorney, filed for record in the Register's Office for Davidson County, in Book 7439, page 171.

This is improved property known as 1509 Forrest Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to all restrictions, zoning and planning regulations, and easements of record, if any, or which a visual inspection of the property would reveal.

Real property taxes for 1987 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES N. MOELLER, unmarried, his heirs and assigns, forever; and I, MARY B. PRINCE, a widow do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of December, 1987.

9.4.432

IDENTIFICATION REFERENCE

Dec 31 8 43 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Mary B. Prince, a widow by
Audrey Alexander - Attorney-in-Fact

MARY B. PRINCE, a widow, by:
Audrey Alexander,
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 30th day of December, 1987, in Mt. Juliet, Tennessee, before me personally appeared Audrey Alexander, to me known to be the person who executed the foregoing Warranty Deed in behalf of Mary B. Prince, a widow, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Mary B. Prince, signing her name as her Attorney-In-Fact.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

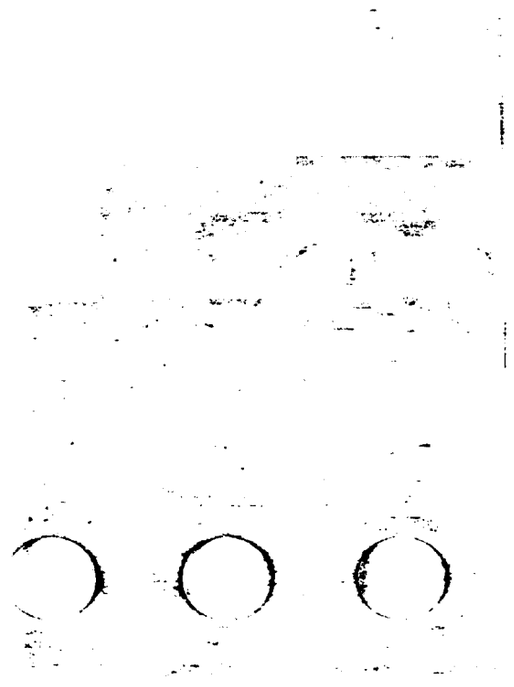
The actual value or consideration, whichever is greater, for this transfer is $43,200.00.

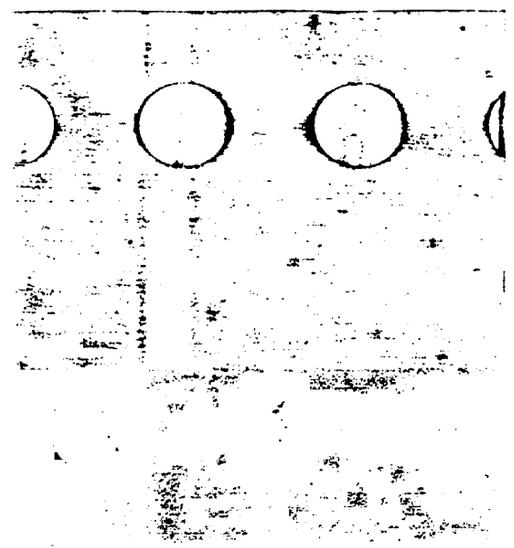
James N Moeller
AFFIANT

Subscribed and sworn to before me
this 30th day of December, 1987.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 4-2-89

4510 12/31 0101 03CHECK 127.46





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7439 PAGE 175

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 43200.00
				CON TX 120.96
				PRFEE 0.50
				WDEED 6.00
				TOTAL 127.46
				CHECK 127.46
12/31/87	01			08:45 0001 4510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 4 3 2

IDENTIFICATION REFERENCE

DEC 31 8 43 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49579