STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,694.85

Kim D. Roy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 90

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noel A. Roy (NAME)	CityFed Mortgage Company (NAME)	MAP 108-8
1008 Elm Court (ADDRESS)	30 Warder Street (ADDRESS)	PARCEL 94
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	3D-86286

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, Steven Dale Moore and wife, Rebecca Ann Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Noel A. Roy and wife, Kim D. Roy

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. 5 on the Revised Plan of Section Two, East Lake Subdivision of record in Plat Book 5200, page 299, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 38.53 feet on the northerly margin of Elm Court and runs back 135.05 feet on the westerly line and 168.28 feet on the easterly line to a line in the rear which measures 180.0 feet thereon.

Being the same property conveyed to Steven Dale Moore and Rebecca Ann Morel, as joint tenants, with right of survivorship by deed from Richard L. Mayberry and wife, Linda D. Mayberry of record in Book 6771, page 245, Register's Office for Davidson County, Tennessee. The said Rebecca Ann Morel now being married and being one and the same as Rebecca Ann Moore.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 5689, page 686, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Steven Dale Moore, single and Rebecca Ann Morel, single to Stephen R. Josleyn, Trustee for CityFed Mortgage Company, dated January 24, 1986, with an approximate unpaid principal balance of $48,494.85, of record in Book 6771, page 248, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

( ) unimproved (X) improved property, known as 1008 Elm Court, Nashville, Tennessee 37214
(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 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 s this 28th day of June, 19 90

Steven Dale Moore
Steven Dale Moore

Rebecca Ann Moore
Rebecca Ann Moore

ST: 07/03 0101 03CHECK 197.1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8144 PAGE 339

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Dale Moore and wife, Rebecca Ann Moore

the bargainor S, 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 28th day of June, 19 90.

Commission expires 7-13-91

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

3861.3

IDENTIFICATION REFERENCE

JUL 3 8 06 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Steven Dale Moore and wife, Rebecca Ann Moore

TO

Noel A. Roy and wife, Kim D. Roy

RETURN TO:

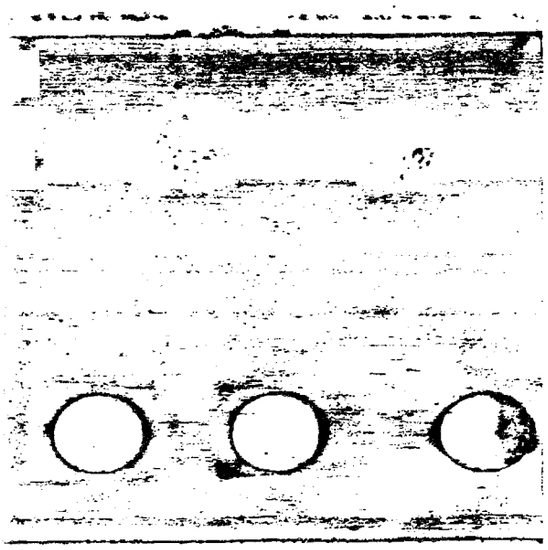
CUMBERLAND TITLE COMPANY

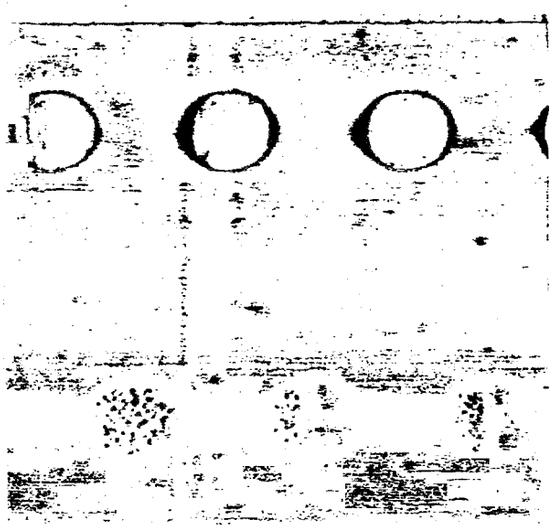
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





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

RECEIVED OF _____

FOR _____

BOOK **8144** PAGE **340**

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

CAMT 57694.85
CON TX 190.41
PRFEE 1.00
MISCED 6.00
TOTAL 197.41
CHECK 197.41

07/03/90 01 08:09 0001 6741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 6 1 3

IDENTIFICATION REFERENCE

JUL 3 8 06 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333633