BK 2290

WARRANTY DEED

For and in consideration of the sum of $ TEN & NO/100 $10.00 DOLLARS, cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the further consideration, grantees herein do hereby assume and agree to pay the unpaid balance of a loan secured by deed of trust executed by Donald E.King and wife, to Chas. F. Lovell, Trustee, of record in Book [illegible], page [illegible], to secure Lovell & Malone, one note dated October 1, 1947, for $1,000 with interest at 4% per annum and a deed of trust executed by Donald E. King and wife, to Chas. F. Lovell, Trustee of record in Book 1545, page 483 to secure Commerce Union Bank, one note dated October 1, 1947 for $5,300.00 with interest at 4% per annum, Murphree Realty Company, a Tennessee Corporation has

does bargained and sold, and by these presents do transfer and convey unto the said Louis H. Peeler Jr and wife, Marie H. Peeler, 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. 59 on the Map of Taggle Heights, as of record in Book 1130, page 90, Register's Office for said County.

Said Lot No. 59 fronts 61 feet on the westerly side of Wingate Avenue and runs back between lines, 204.6 feet on the north line and 209.35 feet on the south line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Murphree Realty Company, by deed from Donald E. King and wife, of record in Book 2279, page 383, said Register's Office.

Subject to plan of record in Book 1130, page 90, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis H. Peeler Jr and wife, Marie H. Peeler, their heirs and assigns, forever. And Murphree Realty Company, a Tennessee Corporation does covenant with the said Louis H. Peeler Jr and wife, Marie H. Peeler that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein and taxes for 1954 which have been prorated and assumed by purchasers. And Murphree Realty Company, a Tennessee Corporation does further covenant and bind its successors and assigns, to warrant and forever defend the title to the said land to the said Louis H. Peeler Jr and wife, Marie H. Peeler, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Murphree Realty Company, a Tennessee Corporation, has caused this instrument to be executed by its duly authorized officers this the 9th day of July 1954.

MURPHREE REALTY COMPANY

ATTEST: Gordon Brennan, Secretary-Treasurer — John W. Murphree, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

Notary Public

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