WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $1.00 -

- - - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by James Leo Murphy, Jr., and wife, Mary Ann Murphy, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Central Mortgage Company, a Tennessee corporation, has

[redacted] **bargained and sold, and by these presents** does **transfer and convey unto the said** James Leo Murphy, Jr., and wife, Mary Ann Murphy,

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. 365 on the Map of Section Five, Crieve Hall Estates, as of record in Book 2133, page 91, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Central Mortgage Company by deed from Crieve Hall Estates, Inc., of record in Book 2274, page 126, and in Book 2276, page 417, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2277, page 110, Register's Office for Davidson County, Tennessee, and the plan recorded in Book 2133, page 91, which shows an Owner's Certificate, certain easements and set-back lines.

The warranties herein are limited to the sale price of the above described lot without improvements, this being the Grantors sole interest in said property.

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 Leo Murphy, Jr., and wife, Mary Ann Murphy, their **heirs and assigns, forever.**

And Central Mortgage Company does [redacted] **covenant with the said** James Leo Murphy, Jr., and wife, Mary Ann Murphy, **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 taxes for 1954 which are assumed by the Grantees herein.

And Central Mortgage Company does [redacted] **further covenant and bind** itself, its successors [redacted] **and representatives, to warrant and forever defend the** [redacted] **to the said land to the said** James Leo Murphy, Jr., and wife, Mary Ann Murphy, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Central Mortgage Company has caused this instrument to be [redacted] executed by its duly authorized officers on this the 1st day of August, 1954.

ATTEST: CENTRAL MORTGAGE COMPANY

By: [signature] Secretary By: [signature] 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