BK 3073

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

---------- TEN AND NO/100 ---------- DOLLARS

cash in hand paid by JOHN H. FOGARTY and wife, JOYCE W. FOGARTY, who expressly assume and agree to pay the balance due Murphree Mortgage Company under a note secured by deed of trust of record in Book 2626, page 21, Register's Office for Davidson County, Tennessee, being

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

EDWARD A. KARL and wife, VIRGINIA WRIGHT KARL,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 8 on the Map of Pleasant Acres, Section V, as of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 8 fronts 140 feet on the south side of Fairoaks Drive and runs back 298.68 feet on the west line and 290.75 feet on the east line to a dead line in the rear, measuring 140.17 feet.

Being the same property conveyed to Edward A. Karl and wife, Virginia Wright Karl, by deed from Edward R. Phillips and wife, Louise T. Phillips, of record in Book 2651, page 261, said Register's Office.

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 it, and the same is unincumbered, 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.

Whenever 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 hands this 24th day of May, 19 60

Edward A. Karl

Virginia Wright Karl

STATE TAX $ 23.25

PROBATE .50

TOTAL $ 23.75

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. Garland Wells, Notary Public in and for said County and State, the within named Edward A. Karl and wife, Virginia Wright Karl, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of May, 19 60.

MAY 31 1960
R. E. WORKMAN
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires July 27, 1960

L. Garland Wells
Notary Public.

TENNESSEE TITLE COMPANY
NASHVILLE, TENN.
FORM 1001

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of May A.D. 1960 at 8:24 o'clock A.M.
Noted in Book 2626 Page 21
Recorded in Book 3073 Page 313
Recording Fee $2.00
JAMES P. WILSON, Register
By Emily Lewis D.C.

Warranty Deed

From
EDWARD A. KARL, et ux.

To
JOHN H. FOGARTY, et ux.

86424

24

15 sts.

PG 313