K 3458

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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

Cash paid in hand by James F. Hunt and wife, Lula Mai Hunt and other good and valuable consideration receipt of which is hereby acknowledged:

MURPHREE MORTGAGE COMPANY

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said

James F. Hunt and wife, Lula Mai Hunt

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 Plan of Section One, Ranchwood Estates, as of record in Book 2900, page 125, Register's Office for said County.

Beginning at a point in the south margin of Shevel Drive, at the corner of Lots 7 and 8; thence westerly with a slight curve, 168.24 feet to a monument; thence around a curve in a southwesterly direction 36.63 feet to a monument in the southeasterly margin of Dora Drive; thence with the margin of the same, southwesterly 93.67 feet to a monument; thence with the rear line of Lot No. 8, southeasterly 306.4 feet to a monument in the line between Lots 7 and 8; thence north with the line of said lots, 243.4 feet to the beginning.

Being part of the property conveyed to Murphree Mortgage Company, by deed from Raymond L. Davis, Jr., Trustee, as of record in Book 3404, page 71, Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3000, page 69; and to the easements and limitations shown on the Map of record in Book 2900, page 125, 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 James F. Hunt and wife, Lula Mai Hunt their heirs and assigns, forever.

And Murphree Mortgage Company, does / ~~do~~ covenant with the said James F. Hunt and wife, Lula Mai Hunt 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 1962 which are prorated and assumed by the grantees herein.

And Murphree Mortgage Company, Does do further covenant and bind itself, its / successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said James F. Hunt and wife, Lula Mai Hunt their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Murphree Mortgage Company has hereby caused this instrument to ~~Witness hand this day of~~ be executed by its duly authorized officer this 12th day of October, 1962.

MURPHREE MORTGAGE COMPANY

by: 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

TENNESSEE TITLE COMPANY

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