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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $10.00 -

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - DOLLARS cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

Murphree Realty Company, a Tennessee corporation, has

~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Freddie R. Derrick and wife, Bonnie R. Derrick

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.55 on the Plan of Gateway Subdivision, Section I, of record in Book 3300, page 40, 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 Murphree Realty Company by deed from John W. Murphree, et al, of record in Book 3256, page 327, said Register's Office.

Said lot fronts 101 feet on the north side of Marita Avenue and runs back 117.1 feet on the easterly line and 131 feet on the westerly line to a dead line on which it measures 103 feet.

This conveyance is made subject to the restrictions recorded in Book 3344, page 582 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 Freddie R. Derrick and wife, Bonnie R. Derrick their heirs and assigns, forever.

And Murphree Realty Company does covenant with the said Freddie R. Derrick and wife, Bonnie R. Derrick that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Murphree Realty Company does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Freddie R. Derrick and wife, Bonnie R. Derrick their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Murphree Realty Company has caused this instrument to be executed by its duly authorized officer on this the 27th day of August, 1962.

MURPHREE REALTY 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

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