BK 3464

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/ONE HUNDREDS DOLLARS ($10.00), cash in hand and other good and valuable considerations paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition purchaser assumes and agrees to pay the remaining unpaid principal balance on a first mortgage installment note in the original amount of $3,500.00, as recorded in Book 3345, page 263, and purchaser agrees to pay all payments on this obligation when due and to hold seller harmless on any deficiency in event this obligation is ever placed in foreclosure.

James A. Carney and wife, Edith Carney, and J. T. Murphree and wife, Winifred Murphree

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. T. Murphree and wife, Winifred Murphree

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Laid in Davidson County, Tennessee, being parts of lots Nos. 1 and 2 on the plan of the Bennedict Land Company's subdivision, as of record in Book 332, page 40 of the Register's Office for said County, being Lot No. 2 on A. C. Webb's unregistered plan described as follows:
Beginning on the northerly margin of Cleveland Street, formerly called Joy Avenue, 260 feet easterly from the easterly margin of North Second Street; thence, with the northerly margin of Cleveland Street easterly 60 feet; thence at right angles north 150 feet to an alley; thence with said alley westerly 60 feet; thence southerly 150 feet to the beginning.
Begin the same property conveyed to J. T. Murphree and James A. Carney by installment deed from Richard L. Steele, Jr., as of record in Book 3345, page 263, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 30 day of Nov, 19 62

Winifred Murphree James A Carney
Edith Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jas G Coleman Jr, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. T. Murphree and wife, Winifred Murphree, and James A. Carney and wife Edith Carney

the bargainor(s), 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, Tennessee, this, the 30 day of November, 19 62

My commission expires: Nov 23, 1964

Jas G Coleman Jr
Notary Public

35306
WARRANTY DEED
From James A. Carney et ux
To J. T. Murphree et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 1st day of DEC A.D. 1962 at 11:42 o'clock AM
Noted in Book 1463 Page 223
Recording Fee $2.00
Witness my hand at office
Register
Deputy Reg.

NASHVILLE TITLE CO.
Nashville, Tennessee

PG 519