K 3506



For and in consideration of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by William G. Jacob, Jr. and wife, Jo Ann Jacob, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Murphree Mortgage Company, hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section I, Ranchwood Estates, as of record in Book 2900, page 125, Register's Office for said County.

Said Lot No. 40 fronts 152.52 feet on the west side of Shevel Drive, and extends back 268.9 feet on the north line and 249.83 feet on the south line, to a dead line in the rear, which is a broken line on which it measures 178 feet.

Being part of the property conveyed to Murphree Mortgage Company, by deed from Raymond L. Davis, Jr., Trustee, in Book 3404, page 71, said 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 GRANTEES, their heirs and assigns, forever. And the GRANTOR does covenant with the said GRANTEES 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 except for the 1963 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever 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 hereby caused this instrument to be executed by its duly authorized officer this 15th day of February, 1963.

MURPHREE MORTGAGE COMPANY

BY _____
TITLE
Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary R. Coates, a Notary Public of the State and County aforesaid, personally appeared J. R. Cannon with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive Vice President of the Murphree Mortgage Company the within named bargainor, a corporation, and that he as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Murphree Mortgage Company by himself as Executive Vice-President

Witness my hand and seal, at Nashville, Tennessee, this the 15th day of February, 1963.

My commission expires Oct 20, 1965

_____
Notary Public

($17,000.00)

Warranty Deed

From MURPHREE MORTGAGE COMPANY

To WILLIAM G. JACOB, JR., ET UX

(MURPHREE MORTGAGE CO.)

48303

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of FEB A.D. 1963 at 1:53 o'clock P. M.
Noted in Book 04 Page 33
Recording Fee $2.00
Register
Deputy Reg.

Compliments of MURPHREE MORTGAGE



K 3506 PG 31