BK 3507

360 Book 3507 Page 360

For and in consideration of the sum of TEN AND NO/100 ******

DOLLARS ($ 10.00),
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 24, 1959, in the original principal sum of $6,980.00, payable to the order of Lowell & Malone, Inc., in monthly installments of $81.79, including interest at 6% per annum,, said note being secured by a deed of trust executed by Athel H. Murphy and wife, to Chas. F. Lowell, Trustee, of record in Book 2944, page 319, Register's Office for Davidson County, Tennessee,

ATHEL H. MURPHY, joined by his present wife, JEAN MURPHY,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
JAMES E. ABERNATHY and wife, BONNIE W. ABERNATHY,

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:

Being Lot No. 148 on the Map of East Edgefield, of record in Book 21, page 117, Register's Office for said County.

Said Lot No. 148 fronts 50 feet on the southerly side of Fatherland Street, formerly Hobson Street and runs back between parallel lines, 215 feet to Lillian Street, formerly Walnut Street.

Being the same property conveyed to Athel H. Murphy by deed from Castleman Construction Company, of record in Book 2926, page 319, said Register's Office, and by Decree of Fourth Circuit Court of record in Minute Book 24, page 391, entered January 26, 1962.

Valeria A. Murphy, former wife of the said Athel H. Murphy, joins in this instrument to quitclaim and convey to the grantees all of her right, title and interest in and to the property described above, hereby ratifying the provisions in the decree of record in Minute Book 24, page 391, Fourth Circuit Court for Davidson County, Tennessee.

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., except as shown on plat, and except for 1963 taxes, which have been prorated and assumed by the Grantees.

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.

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 19 day of February, 1963

Athel H. Murphy

Jean Murphy

Valeria A. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William L. Weaver a Notary Public in and for the State and County aforesaid, personally appeared the within named Athel H. Murphy, joined by his present wife, Jean Murphy, and Valeria A. Murphy,
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 28 day of February, 1963

William L. Weaver
Notary Public

My commission expires: 3-3-1963

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 1 day of MAR A.D. 1963 at 2:05 o'clock P.M.
Noted in Book 3507 Page 360
Recorded in Book ___ Page ___
Recording Fee $2.00
Register
Deputy Reg.

WARRANTY DEED

From ATHEL H. MURPHY, joined by his present wife, JEAN MURPHY,

To JAMES E. ABERNATHY and wife, BONNIE W. ABERNATHY,

50195

REAL E. FOLK, JR., ATTY.

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