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For and in consideration of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by JOE M. ROGERS AND WIFE, ALMA JEAN ROGERS, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, MURPHREE REALTY 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:

BEING LOT NO. 22 ON THE PLAN OF GATEWAY SECTION 1, OF RECORD IN BOOK 3300, PAGES 39 AND 40, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 22 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF MARITA AVENUE AND EXTENDS BACK 166 FEET ON THE EASTERLY LINE AND 168.6 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 81.3 FEET. SAID DEAD LINE IS A BROKEN LINE.

BEING PART OF THE PROPERTY CONVEYED TO MURPHREE REALTY COMPANY, A TENNESSEE CORPORATION BY DEED FROM JOHN W. MURPHREE, ET AL, OF RECORD IN BOOK 3256, PAGE 327, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 3344, PAGE 582; AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON RECORDS IN BOOK 3300, PAGES 39 AND 40, 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 196 3 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 1ST day of MARCH, 196 3.

MURPHREE REALTY COMPANY

BY John W. Murphree
TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Virginia E. Mitchell, a Notary Public of the State and County aforesaid, personally appeared John W. Murphree, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be PRESIDENT of the MURPHREE REALTY COMPANY the within named bargainor, a corporation, and that he as such PRESIDENT being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the MURPHREE REALTY COMPANY by himself as PRESIDENT.

Witness my hand and seal, at NASHVILLE, TENNESSEE, this the 1ST day of MARCH, 196 3.

My commission expires April 21, 1965

Virginia E. Mitchell
Notary Public

($14,800.00)

Warranty Deed

From 51657

MURPHREE REALTY COMPANY

To

JOE M. ROGERS, ET UX

(MURPHREE MORTGAGE CO.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 11 day
of MAR A.D. 1963
at 3:55 o'clock
Noted in Book 4 Page
Recorded in Book Page
Recording Fee $2.00
Deputy Reg.

Compliments
MURPHREE MORTGAGE CO.

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