For and in consideration of the sum of ---------- TEN AND NO/100 ---------- DOLLARS ($10.00).

cash in hand paid by Otis H. McGregor and wife Stella L. McGregor, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further consideration of the assumption by the Grantees and their agreement to pay the present outstanding principal indebtedness, plus future interest, to Murphree Mortgage Company, which indebtedness is secured by a deed of trust on the premises herein conveyed, recorded in Book 2528, page 637, Register's Office for Davidson County, Tennessee, we, James H. Hoover and wife, Edna D. Hoover,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Otis H. McGregor and wife Stella L. McGregor

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. 19 on the map of J. J. Pate's Subdivision of Lots Nos. 9, 10, 11, 12, 20, 21, 23 and 23 of the Sheegog Property, as of record in Book 143, page 43, Register's Office for said County.

Said Lot No. 19 fronts 55 feet 6 inches on the southeasterly side of [illegible] Avenue and runs back between lines 252, feet to a dead line, measuring 55 feet [illegible]

Being the same real property conveyed to James H. Hoover and wife, Edna D. Hoover, by deed from Margaret C. Allen and husband, dated July 1, 1956, filed [illegible], and recorded in Book 2544, page 567, said Register's Office.

All escrow funds held by Murphree Mortgage Company in connection with the above loan are hereby transferred to the account of the Grantees.

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, has a good right to convey it, and that the said land is unencumbered., except as hereinabove set out and for 1963 taxes which have been pro-rated 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. 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 hereunto set his hand on this, the 27 day of June 1963

James H. Hoover

Edna D. Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Hoover and wife Edna D. Hoover

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 27th day of June, 1963

Thomas C. Jones
Notary Public

My commission expires: May 1-1965

71150

WARRANTY DEED

From

James H. Hoover et ux
Edna D. Hoover

To

Otis H. McGregor et ux
Stella L. McGregor

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record [illegible] day of JUL A.D. 1963 at 11:14 o'clock [illegible] M
Noted in Book 105 Page 696
Recorded in Book [illegible] Page [illegible]
Recording Fee $ 2.50
[illegible], Register
By [illegible] Deputy Reg.

WILLIAM D. HAGEWOOD
NASHVILLE, TENN