BK 3613

TENNESSEE TITLE COMPANY

**WARRANTY DEED** FORM 1002 Published by Tennessee Title Company

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

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged

Murphree Realty Company, a Tennessee corporation, has

~~have~~ bargained and sold, and by these presents do^es^ transfer and convey unto the said

Milan Bracey Allwardt and wife, Helen Joyce Allwardt

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. 96 on the Plan of Gateway Subdivision, Section I, of record in Book 3300, page 40, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Murphree Realty Company by deed from John W. Murphree, et al, of record in Book 3256, page 327, said Register's Office.

Said Lot No. 96 fronts 70 feet on the easterly side of Melissa Drive, and extends back 159.4 feet on the northerly line and 155.4 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 99.6 feet.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Milan Bracey Allwardt and wife, Helen Joyce Allwardt their heirs and assigns, forever.

And Murphree Realty Company /does ~~do~~ covenant with the said Milan Bracey Allwardt and wife, Helen Joyce Allwardt that it is lawfully seized and possessed of said land in fee simple; has ~~have a~~ good right to convey it, and the same is unencumbered., except taxes for 1963 which are prorated and assumed by the grantees herein.

And Murphree Realty Company does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Milan Bracey Allwardt and wife, Helen Joyce Allwardt their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Murphree Realty Company has caused this instrument to be executed by its duly authorized officer on this the 27th day of August, 1962.

MURPHREE REALTY COMPANY

By: John W. Murphree
President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..................., a Notary Public in and for said County and State, the within named ...................

the bargainor......., with whom I am personally acquainted, and who acknowledged that ........ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ..................., Tennessee, this .......... day of ..................., 19.....

Commission expires.................. Notary Public

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