K 3616

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No.
SEND TAX NOTICES TO: Murphree Mortgage Company
ADDRESS: 226 Third Avenue, North, Nashville, Tennessee

For and in consideration of --------TEN AND NO/100----($10.00)------- cash in hand paid by Henry H. Hughes and wife, Hildreth Hughes , 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. 45 on the Plan of Gateway Section 1, of record in Book 3300, pages 39 and 40, Register's Office for said County.

BEGINNING at a point in the northeasterly margin of Janette Avenue at the common corner of Lots No. 45 and 60; thence with the line between said lots, north - easterly 100.8 feet to a corner of Lot No. 46; thence with the line between Lots No. 45 and 46, northwesterly 120 feet to a point in the southeasterly margin of Friendship Drive; thence with the margin of the same, southwesterly 72.5 feet to a point at the beginning of a curve; thence around said curve, southeasterly 37.6 feet to a point in the northeasterly margin of Janette Avenue; thence with the margin of the same, southeasterly 104.6 feet to the point of beginning.

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.

This conveyance is made subject to the restrictions recorded in Book 3344, page 582; and to the easements and limitations shown on the Map of record in Book 3300, pages 39 and 40, said Register's Office.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS			
No.	Street	City	Zone	State
210	Friendship Drive	Goodlettsville, Tennessee		

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 31st day of August , 1963 .

MURPHREE REALTY COMPANY

BY John W. Murphree
TITLE President

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 31st day of August , 1963 .

My commission expires April 21, 1965

Virginia E. Mitchell
Notary Public

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