BK 3647

WARRANTY DEED

For and in consideration of the sum of ($10.00) Ten and No/100 Dollars cash in hand paid by Margie E. McCarty, hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, and in the further consideration of the assumption by the said Grantee of the balance owing The First Mortgage Company of Nashville, as evidenced by a deed of trust to E. E. Murrey, Trustee, of record in Book 3092, page 351, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions thereof.

We, Walter G. Muroski and wife, Kathryn W. Muroski, hereinafter referred to as the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 178 on the Map of Brook Meade, Section V, as of record in Book 2133, page 102, Register's Office for said County.

Said Lot No. 178 fronts 118 feet on the northerly side of Bresslyn Road and runs back between lines, 544 feet on the westerly line and 461 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 143.9 feet. This tract is improved and known as 770 Bresslyn Road, Nashville, Tennessee.

Being the same property conveyed to Walter G. Muroski and wife, Kathryn W. Muroski, by deed from Paully S. Harper and wife, as of record in Book 3075, page 601, said Register's Office. Send tax statements to the First Mortgage Company of Nashville, 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 Grantee, her heirs and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

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