K 3649

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: Charles E. Graham

ADDRESS: 28 Vaughn's Gap Road, Nashville, Tennessee

For and in consideration of ------TEN AND NO/100------ ($10.00)------ cash in hand paid by Charles E. Graham and wife, Dorothy H. Graham, 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. 115 on the Plan of Section 1, Warner Park Valley of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 115 fronts 96 feet on the east side of Vaughn's Gap Road and extends back 239.8 feet on the north line and 207 feet on the south line to the westerly right-of-way line of the Louisville and Nashville Railroad on which it measures 101.38 feet.

Being part of the property conveyed to Murphree Realty Company, by deed from Joseph Martin, Sr., Trustee, of record in Book 3532, page 605, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3466, page 80, and made applicable to Section 1, Warner Park Valley, of record in Book 3577, page 511, which instrument also amends Par. 15, Section B, of said restrictions; and to the easements and limitations shown on the Map of Record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS

28 (No.) Vaughn's Gap Road (Street) Nashville, Tennessee (City) (Zone) (State)

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 29th day of November, 1963.

MURPHREE REALTY COMPANY

BY John W. Murphree

TITLE President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca H. Carver, 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 29th day of November 1963.

NOTARY PUBLIC

My commission expires February 16, 1965

Rebecca H. Carver
Notary Public
Rebecca H. Carver

Warranty Deed ($10,000.00)

From 99525

MURPHREE REALTY COMPANY

To

CHARLES E. GRAHAM & WIFE,

DOROTHY H. GRAHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Received for record this 29 day of NOV A.D. 1963 at 11:20 o'clock A.M. and recorded in Book 1147 Page 126

Recording Fee $ 2.75

By Deputy Register

Branch Office—Hamilton Bank Building
NASHVILLE, TENN.

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