BK 3674

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR Tax Parcel No. _____

SEND TAX NOTICES TO John W. Murphree Jr.

ADDRESS 59 Vaughn's Gap Road, Nashville, Tennessee

For and in consideration of -----TEN AND NO/100----($10.00)-------- cash in hand paid by John W. Murphree, Jr. and wife, Marie S. Murphree, 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. 1 on the Plan of Warner Park Valley, Section II, as of record in Book 3600, page 20, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of Vaughn's Gap Road, at the corner of lots 1 and 2; thence with the line between said lots, west 152.5 feet to a point; thence north 33° 35' west 135 feet to a point; thence north 33° 12' west 135 feet to the line of the Saint Henry's Catholic School Property; thence with the line of said property, south 86° 05' east 190 feet to the margin of Vaughn's Gap Road; thence with the same, southerly 160.2 feet to the point of beginning.

Being part of the property conveyed to Murphree Realty Company, by deed from Joseph Martin, Sr., Trustee, as of record in Book 3614, page 85, said Register's Office. This conveyance is made subject to the restrictions recorded in Book 3602, page 154, and Book 3590, page 90; and to the easements and limitations shown on the map of record in Book 3600, page 20, said Register's Office.

THIS PROPERTY IS IMPROVED AND KNOWN ON TAX RECORDS AS No. Vaughns Gap Road Street, Nashville City, Tennessee County, 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 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 December, 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 December, 1963.

My commission expires ... 31 1964

Notary Public

Warranty Deed

From MURPHREE REALTY COMPANY

To JOHN W. MURPHREE, JR. AND WIFE, MARIE S. MURPHREE

($3,250.00)

STATE OF TENNESSEE ... Recorded for ... JAN 13 1964 A.D. ... Book 3607 Page 666 ... Recording Fee $2.00 ... Compared Rec.

MURPHREE MORTGAGE COMPANY 226 Thi ... NASHVIL ... Tennessee

PG 247