BK 3675

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No._____

SEND TAX NOTICES TO:_____

ADDRESS:_____

For and in consideration of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by JOHN C. BOWERS AND WIFE, MARGARET P. BOWERS, 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. 16 ON THE PLAN OF SECTION I WARNER PARK VALLEY OF RECORD IN BOOK 3600, PAGES 12, 13 AND 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT No. 16 FRONTS 100 FEET ON THE NORTHERLY SIDE OF ST. HENRY DRIVE, AND RUNS BACK BETWEEN PARALLEL LINES, 190 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MURPHREE REALTY COMPANY, BY DEED FROM JOSEPH MARTIN, SR., TRUSTEE OF RECORD IN BOOK 3532, PAGE 605, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AS RECORDED IN BOOK 3466, PAGE 89, ORIGINALLY MADE APPLICABLE TO TRIANGLE RANCHLAND, SECTION I, BUT SUBSEQUENTLY MADE APPLICABLE TO SECTION I WARNER PARK VALLEY, OF RECORD IN BOOK 3600, PAGES 12, 13 AND 14 BY AN INSTRUMENT OF RECORD IN BOOK 3577, PAGE 511, WHICH INSTRUMENT ALSO AMENDS PARAGRAPH 15 SECTION B OF SAID RESTRICTIONS.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS:		
6326 (No.)	ST. HENRY DRIVE (Street)	NASHVILLE, (City)	TENNESSEE (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 196 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 17TH day of JANUARY, 196 4.

MURPHREE REALTY COMPANY

BY [signature] TITLE

RAYMOND L. DAVIS JR., TREASURER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REBECCA H. CARVER, a Notary Public of the State and County aforesaid, personally appeared RAYMOND L. DAVIS JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be TREASURER of the MURPHREE REALTY COMPANY the within named bargainor, a corporation, and that he as such TREASURER 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 TREASURER.

Witness my hand and seal, at NASHVILLE, TENNESSEE, this the 17TH day of JANUARY, 196 4.

My commission expires FEBRUARY 16TH, 1965

[signature] Notary Public
REBECCA H. CARVER

($28,030.00)

Warranty Deed

From MURPHREE REALTY COMPANY

To JOHN C. BOWERS AND WIFE, MARGARET P. BOWERS (MURPHREE MORTGAGE COMPANY)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record JAN 20 1964 A.D.
at 4:03 o'clock P.M.
Noted in Book 107 Page 723
Recording Fee $2.00

MURPHREE MORTGAGE

PG 117