BK 3679

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 Wilber M. Traver and wife, Doris L. Traver, 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. 190 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. 190 is described as BEGINNING at a point in the westerly margin of Percy Drive, at the corner of Lots 190 and 191; thence with the line between said lots, westerly 139 feet to a point in the easterly line of Lot No. 189; thence with the line between lots 189 and 190, northerly 111.10 feet to a point in the southerly margin of St. Henry Drive; thence with the margin of the same, easterly 114 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to a point in the westerly margin of Percy Drive; thence with the margin of the same, southerly 86.1 feet to the point of beginning. 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 This conveyance is made subject to the restrictions recorded in Book 3466, page 89, originally made applicable to Triangle Ranchland, Section I, but subsequently made applicable to Section I, Warner Park Valley, of record in Book 3600, page 12, 13 and 14 by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; and to the easements and limitations shown on the Map of record in Book 3600, pages 12, 13 and 14. R.O.D.C.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
6300 Percy Drive — Nashville, Tennessee
No. Street — 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 1964 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 6th day of February, 1964.

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 6th day of February, 1964.

My commission expires April 21, 1965

Virginia E. Mitchell
Notary Public

(Murphree Mortgage Company)

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 18 day of FEB A.D. 1964 at 2:32 o'clock P.M.
Noted in Book 4108 Page 113
Recorded in Book Page
Recording Fee $2.00
Register

MURPHREE MORTGAGE COMPANY

From: MURPHREE REALTY COMPANY
To: WILBER M. TRAVER & WIFE, DORIS L. TRAVER

Warranty Deed

($23,435.00) 14425

PG 216