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 John T. Cassidy and wife, Elizabeth L. Cassidy, 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. 163 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. 163 fronts 100.3 feet on the east side of Vaughn's Gap Road, and runs back between lines, 150.1 feet on the north line and 150 feet on the south line to a dead line in the rear on which it measures 101.03 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This conveyance is made subject to the restrictions recorded in Book 3466, page 89, originally made applicable to Triangle Ranchland, Section I, but subsequently made applicable to Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14 by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; and to the easements and limitations shown on the map of record in Book 3600, pages 12, 13 and 14, said Register's Office.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS:			
82 Vaughn's Gap Road		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 7th 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 at office in Nashville, Tennessee this the 7th day of February 1964.

My commission expires May 21, 1965

Virginia E. Mitchell
Notary Public

Warranty Deed
From 14429
MURPHREE REALTY COMPANY
To
JOHN T. CASSIDY AND WIFE, ELIZABETH L. CASSIDY
Murphree Mortgage Company
($22,550.00)

STATE OF TENNESSEE, DAVIDSON COUNTY } REGISTER'S OFFICE
Received for record 18 day FEB A.D. 1964 2:23 o'clock P M
Recorded in Book 3679 Page 113
Recording Fee $ 2.00
Register

MURPHREE MORTGAGE

PG 218