BK 3701

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: Murphree Mortgage Company

ADDRESS: 226 - 3rd Avenue North Nashville, Tennessee

For and in consideration of $10.00 Ten and No/100 cash in hand paid by Jewel E. Fishburn and wife, Sally C. Fishburn, 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. 186 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. 186 fronts 95.7 feet on the east side of Neuhoff Lane and runs back 152.44 feet on the north line and 150 feet on the south line to a dead line in the rear measuring 106.74 feet thereon.

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 This conveyance is made subject to restrictions in Book 3466, page 89, originally made applicable to Trinagle Ranchland, Section 1, but subsequently made applicable to Section I Warner Park Valley of record in Book 3600, pages 12, 13 and 14 by an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, pages 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, Register's Office for said County.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:

932 No. Neuhoff Street Nashville City Zone Tennessee 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 11th day of February, 1964.

MURPHREE REALTY COMPANY

BY William R. Manier III
TITLE
Executive Vice-President

STATE OF Tennessee.
COUNTY OF Davidson.

Before me, Virginia E. Mitchell, a Notary Public of the State and County aforesaid, personally appeared William R. Manier, III with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Exec. V-President of the Murphree Realty Company, the within named bargainor, a corporation, and that he as such Exec. V-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 Executive Vice-President

Witness my hand and seal, at Nashville, this the 11th day of February, 1964.

My commission expires April 21, 1965

Virginia E. Mitchell
Notary Public

Warranty Deed

From MURPHREE REALTY COMPANY

To Jewel E. Fishburn
Sally C. Fishburn

(NORTHERN MORTGAGE COMPANY)
REGISTER'S OFFICE
STATE OF TENNESSEE
COUNTY OF DAVIDSON
Received for record
this 26 day of FEB A.D. 1964
at 12:26 o'clock P.M.
Noted in Book 4178 Page 180
Recording Fee $ 2.00
Register
Deputy Register

Compared
MURPHREE MORTGAGE COMPANY

PG 299