BK 3701

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No._____

SEND TAX NOTICES TO:_____

ADDRESS:_____

For and in consideration of ----------TEN AND NO/100--- ($10.00)------ cash in hand paid by Raymond Edwards and wife, Dorothy G. Edwards, 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. 145 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. 145 fronts 102 feet on the east side of Vaughn's Gap Road and extends back 150.05 feet on the north line and 148.28 feet on the south line, to a dead line in the rear on which it measures 96.5 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This conveyance is made subject to the restrictions recorded in Book 3466, page 89, originally made applicable to Triangle Ranchland, Sec. I, but subsequently made applicable to Sec. 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 Par. 15, Sec. 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:			
66	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 196 4 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 26th day of February, 196 4 .

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 26th day of February, 196 4 .

My commission expires 3-21-65

Virginia E. Mitchell
Notary Public

($26,500.00)

Warranty Deed

From 16134

MURPHREE REALTY COMPANY

To

RAYMOND EDWARDS AND WIFE, DOROTHY G. EDWARDS

REGISTER'S OFFICE, TENNESSEE, DAVIDSON COUNTY
PLEASE RETURN TO: NAME AND ADDRESS, BOX
Received for record 27 day of FEB A.D. 19 64
at 2:57 o'clock P.M.
Noted in Book 3701 Page 365
Recording Fee $ 2.50
Witness my hand
Register

PG 365