BK 3702

WARRANTY DEED TTC 168147 REAU E. FOLK, JR., PERSH

For and in consideration of the sum of TEN * DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 26, 1955, in the original principal sum of $13,500.00, payable to H. Wade Sanders in monthly installments of $86.99, including interest at 6% per annum, said note being secured by a vendor's lien retained in the deed of record in Book 2447, page 486, Register's Office for Davidson County, Tennessee,

HORACE BLANTON SMITH and wife, ESTELLE MOZELLE SMITH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LARRY M. MORPHIS and wife, FLAVIA M. MORPHIS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the east 102 feet of Lot No. 22, of Block H, on the Map of the Highlands of Belle Meade No. 2, Second Revised Plan, as of record in Book 1130, page 72, Register's Office for said County.

Said part of said lot fronts 102 feet on the southerly side of West Tyne Drive, and runs back between parallel lines, 210 feet to a dead line in the rear.

Being the same property conveyed to Horace Blanton Smith and wife, Estelle Mozelle Smith, by deed from H. Wade Sanders, as of record in Book 2447, page 486, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 1303, page 693; in Book 1300, page 397, and in Book 1361, page 210, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1964 Metro taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 hereunto set his hand on this, the 2nd day of March, 1964

Estelle Mozelle Smith
Estelle Mozelle Smith

Horace Blanton Smith
Horace Blanton Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Horace Blanton Smith and wife, Estelle Mozelle Smith, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of March, 1964

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

hs

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record [illegible] day of MAR A.D. 1964 at 2:00 o'clock P.M. Recorded in Book 1670 Page 234 Recording Fee $2.00
[illegible] Register
By [illegible] Deputy Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

17101

WARRANTY DEED

From
HORACE BLANTON SMITH and wife,

To
LARRY M. MORPHIS and wife,

PG 166