K 3704

12,000 - 10 years 130 24 mo.

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Julia B. Jackson E. B. Jackson
ADDRESS: 6213 Harding Road, Nashville, Tennessee

For and in consideration of ------Ten and No/100 Dollars---------($10.00) cash in hand paid by Julia B. Jackson, 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. 1, on the Plan of Section 1, Warner Park Valley of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.

Beginning at a point in the southeasterly margin of U. S. Highway 70-S, at the corner of Lots 1 and 2; thence with the line between said lots, southeasterly 155 feet to a corner of Lot No. 41; thence with the line between Lots Nos. 1 and 41, northeasterly 150 feet to the westerly margin of Percy Warner Boulevard; thence with the margin of the same, northwesterly 130 feet to the beginning of a curve; thence around said curve westerly 39.3 feet to the margin of U. S. Highway 70-S; thence with the margin of the same, southwesterly 125 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 restrictions recorded in Book 3466, page 89 and made applicable to Section 1, Warner Park Valley, 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, Register's Office for said County.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:				
6213	Harding 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 1963 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 23rd day of December, 1963.

MURPHREE REALTY COMPANY

BY John W. Murphree
President TITLE

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.

Wi[illegible] at Nashville, Tennessee, this the 23rd day of December, 196[illegible].

My [illegible] April 21, 1965

Notary Public

Warranty Deed
From
To Julia B. Jackson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 23 day of Dec. A.D. 1963 at 1:30 o'clock P.M.
Recorded in Book 3704 Page 551
Recording Fee $ 2.00
Register

Compliments of

PG 551