3706

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 7D-36000

SEND TAX NOTICES TO:

ADDRESS:

For and in consideration of -------TEN AND NO/100-------($10.00)-------cash in hand paid by William C. Yokum and wife, Anne O. Yokum, 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. 13 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, as follows: BEGINNING at a point in the north margin of St. Henry Drive at the common corner of Lots No. 13 and 14; thence with the line between said lots, North 138 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 13, West 125 feet to the east margin of Vaughn's Gap Road; thence with the margin of the same, South 113 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the margin of St. Henry Drive; thence with the margin of the same, East 100 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 This conveyance is made subject to the restrictions recorded in Book 3466, page 89, originally made applicable to Triangle Ranchland Section 1, but subsequently made applicable to Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14 by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 Sec. B; 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:

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 26th day of March, 1964.

MURPHREE REALTY COMPANY

BY /s/ William R. Manier III
TITLE
Exec. Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca H. Carver, 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. Vice-President of the Murphree Realty Company the within named bargainor, a corporation, and that he as such Exec. Vice-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 Exec. Vice-President.

Witness my hand and seal at Nashville, Tennessee this the 26th day of March, 1964.

My commission expires February 16, 1965

/s/ Rebecca H. Carver
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

($24,152.00)

Warranty Deed

From MURPHREE REALTY COMPANY

To WILLIAM C. YOKUM AND WIFE, ANNE O. YOKUM

22123

Prepared in the Office of the Register (Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 1st day of APR A.D. 1964 at 9:48 o'clock A.M.
Noted in Book 3600 Page 265
Recording Fee $ 2.00
Register

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