INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY
ADDRESS: 226 THIRD AVENUE, NORTH, NASHVILLE, TENNESSEE

For and in consideration of ---------TEN AND NO/100-----($10.00)-------- cash in hand paid by J. JEROME SULLIVAN AND WIFE, CHARLOTTE MARIE SULLIVAN, 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. 117 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.

SAID LOT NO. 117 FRONTS 100 FEET ON THE EASTERLY SIDE OF VAUGHN'S GAP ROAD AND EXTENDS BACK 170.4 FEET ON THE NORTHERLY LINE AND 126.7 FEET ON THE SOUTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY OF THE L & N RAILROAD ON WHICH IT MEASURES 109 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 THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 3466, PAGE 89, ORIGINALLY MADE APPLICABLE TO TRIANGLE RANCHLAND, SECTION 1, BUT SUBSEQUENTLY MADE APPLICABLE TO SECTION 1, WARNER PARK VALLEY, OF RECORD IN BOOK 3600, PAGES 12,13 AND 14 BY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 SECTION B OF SAID RESTRICTIONS, AND FURTHER AMENDED BY INSTRUMENT IN BOOK 3702, PAGE 465 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:				
24 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 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 22 day of APRIL, 1964.

MURPHREE REALTY COMPANY

BY William R. Manier
TITLE EXEC. VICE PRESIDENT

STATE OF TENNESSEE.
COUNTY OF DAVIDSON.

Before me, LUTHER L. WEATHERS, 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 corporation by himself as EXEC. VICE PRESIDENT.

Witness my hand and seal, at NASHVILLE, TENNESSEE, this the 22ND day of APRIL, 1964.

Luther L. Weathers
Notary Public

My commission expires FEBRUARY 20, 1968

LUTHER L. WEATHERS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE SEAL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 28 day of APR A.D. 1964 at 11:08 o'clock A.M.
Noted in Book 3710 Page 290
Recording Fee $ 2.00
Pd.
Register

26941

Warranty Deed

From MURPHREE REALTY COMPANY

To J. JEROME SULLIVAN ET UX

Please mail to: J. Jerome Sullivan ($15,200.00) 24 Vaughn's Gap Rd. Nashville 5, Tenn.