BK 3766

WARRANTY DEED

For and in consideration of the sum of -------- TEN AND NO/100 ---------- ---- ---------- *DOLLARS* and other good and valuable consideration in hand paid by Gwynne W. Williams and wife, Virginia P. Williams, the receipt of which is hereby acknowledged, we, Allan Murphy and wife, Marian E. Murphy

have bargained and sold, and by these presents do transfer and convey unto the said Gwynne W. Williams and wife, Virginia P. Williams, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 32 on the map of Part 1, Wallace Subdivision, as of record in book 1424, page 16, Register's Office for said County. Said lot No. 32 fronts 100 feet on the easterly side of Sneed Avenue and runs back 209.8 feet on the northerly line and 200.2 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same real property conveyed to Allan Murphy and wife, Marian E. Murphy, by deed from Allan Murphy et al, Trustees, dated December 28, 1961, filed December 29, 1961, and recorded in book 3316, page 14, 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 said Gwynne W. Williams and wife, Virginia P. Williams, their *heirs and assigns, forever.*

And we *do covenant with the said* Gwynne W. Williams and wife, Virginia P. Williams *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by restrictions and easements of record and taxes for 1964, which have been prorated and are hereby assumed by the Grantees.

And we, Allan Murphy and wife, Marian E. Murphy *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gwynne W. Williams and wife, Virginia P. Williams, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand*s *this* 1st *day of* June, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Allan Murphy

Marian E. Murphy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allan Murphy and wife, Marian E. Murphy

the within named 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 1st day of June, 1964.

Notary Public

Commission expires 2-5-67

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