WARRANTY DEED

NASHVILLE TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 3D-15621
SEND TAX NOTICES TO: Murphree Mortgage Co.
ADDRESS: 226 Third Ave., North, Nashville, Tenn.

For and in Consideration of the sum of Ten and No/100- -($10.00)- - - - - - - - - - - - - - DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the Grantees assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Thomas M. Burnette and wife Kathy G. Burnette to Raymond L. Davis, Jr., Trustee, of record in Book 3684, page 225, Register's Office for Davidson County, Tennessee, to secure payment to Murphree Mortgage Company of one note, dated November 18, 1963, for the principal sum of $12,950.00, and subject to the terms and conditions as specified therein,

We, Thomas M. Burnette and wife, Kathy G. Burnette

have bargained and sold, and by these presents do transfer and convey unto the said Thomas Cullum Grubbs, Sr. and wife, Joyce Faye Grubbs,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Cloverwood Drive at the corner of Lots 24 and 25; thence with the line between said lots, southerly 96 feet to a point; thence westerly 107 feet to a point in the easterly margin of Hickory Bend Drive; thence with the margin of the same, northerly 103 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the southerly margin of Cloverwood Drive; thence with the margin of the same, easterly 90 feet to the point of beginning.

Being the same property conveyed to Thomas M. Burnette and wife, Kathy G. Burnette by deed from Hickory Bend Construction Co., Inc., as of record in Book 3648, page 141, Register's Office for Davidson County, Tennessee. Kathy G. and Mattie Katherine Burnette are one and the same.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:

No.	Street	City	Zone	State
3231	Cloverwood Drive	Nashville	37214	Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Cullum Grubbs, Sr. and wife, Joyce Faye Grubbs, their heirs and assigns, forever.

And we do covenant with the said Thomas Cullum Grubbs, Sr. and wife, Joyce Faye Grubbs 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 as mentioned above and 1964 taxes, which are assumed by the Grantees. This Conveyance is subject to restrictions of record in Book 3341, page 265; easements on Plan, of record in Book 3300, page 38, R. O. D. C., Tenn.

And we, Thomas M. Burnette and wife, Kathy G. Burnette do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas Cullum Grubbs, Sr. and wife, Joyce Faye Grubbs, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of June, 1964.

Thomas M. Burnette

Mattie Katherine Burnette

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