($32,750.00)

Warranty Deed

From

MURPHREE REALTY COMPANY

To

FRED W. PHISTER AND WIFE,

JOAN M. PHISTER

(Murphree Mortgage Company)

41010

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 9 11 38 AM '64

NOTE BOOK 109 PAGE 471

RECORDING FEE 2.00

DEP. REG. M

645968

STATE TAX $49.13

PROBATE .50

TOTAL $49.63

JUL 9 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID JUL 9 1964

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PLEASE PUT IN TENN. TITLE CO.

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR Tax Parcel No. 7D-30372
SEND TAX NOTICES TO:
ADDRESS:

For and in consideration of -----TEN AND NO/100----- ($10.00)--------- cash in hand paid by Fred W. Phister and wife, Joan M. Phister, 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. 272 on the Plan of Section I Warner Park Valley of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 272 fronts 98 feet on the southerly side of Edwin Warner Drive and extends back 168.3 feet on the westerly line and 151.2 feet on the easterly line to a dead line in the rear on which it measures 99.49 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 applicable to Triangle Ranchland, Section I, but subsequently made applicable to Section I, 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 were 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:				
1032	Edwin Warner Drive	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 3rd day of July, 1964.

MURPHREE REALTY COMPANY

BY 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 3rd day of July, 1964.

My commission expires Feb. 16, 1965

Rebecca H. Carver
Notary Public