Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 7D 36383
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY
ADDRESS: 226 THIRD AVE. NORTH, NASHVILLE, TENNESSEE

For and in consideration of ---------TEN AND No/100------($10.00)--------cash in hand paid by C. R. NEWTON, JR. AND WIFE, MARY H. NEWTON, 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. 253, WARNER PARK VALLEY, SECTION ONE, AS OF RECORD IN BOOK 3600, PAGE 12, 13 AND 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT No. 253 FRONTS 160.0 FEET ON THE NORTHEASTERLY SIDE OF EDWIN WARNER DRIVE AND EXTENDS BACK 122.5 FEET ON THE SOUTHEASTERLY LINE AND 144.28 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 70.15 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO MURPHREE REALTY COMPANY BY DEED FROM JOSEPH MARTIN, SR., TRUSTEE, OF RECORD IN BOOK 3532, PAGE 605, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTION RECORDED IN BOOK 3466, PAGE 89, AMENDED IN BOOK 3577, PAGE 511, AND FURTHER AMENDED IN BOOK 3702, PAGE 465, REGISTER'S OFFICE FOR DAVIDSON COUNTY AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3600, PAGE 12, 13 AND 14, REGISTER'S OFFICE FOR SAID COUNTY.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
1004 EDWIN WARNER DRIVE (No. / Street) NASHVILLE, TENNESSEE (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 196 4 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 27TH day of JULY, 196 4.

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 27TH day of JULY, 196 4.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires FEBRUARY 16, 1965

Rebecca H. Carver
Notary Public

BOOK 3796 PAGE 421

STATE TAX $ 35.25
PROBATE .50
TOTAL $ 35.75

JUL 31 1964

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

PAID JUL 31 1964

Warranty Deed

From

MURPHREE REALTY COMPANY

To

C. R. NEWTON, JR. ET UX

(MURPHREE MORTGAGE Co.)

44197

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 31 [illegible]

NOTE [illegible] 109 [illegible] 6

RECORDING [illegible]

DEP. REG. M

DOCUMENTARY 55

DOCUMENTARY 22

DOCUMENTARY 20

DOCUMENTARY 20

Compliments of

BEE MORTGAGE