Warranty Deed

BOOK 3797 PAGE 983

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 70 36018
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 .....HENRY T. MARION, JR. AND WIFE, SARA M. MARION....., 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. 142 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. 142 FRONTS 100 FEET ON THE EASTERLY SIDE OF VAUGHN'S GAP ROAD, AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MURPHREE REALTY COMPANY, BY DEED FROM JOSEPH MARTIN, SR., TRUSTEE, OF RECORD IN BOOK 3532, PAGE 605, R.O.D.C.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 3466, PAGE 89, ORIGINALLY MADE APPLICABLE TO TRIANGLE RANCHLAND, SEC. 1, BUT SUBSEQUENTLY MADE APPLICABLE TO SEC. 1, WARNER PARK VALLEY, OF RECORD IN BOOK 3600, PAGES 12, 13 AND 14 BY AN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 SEC. B OF SAID RESTRICTIONS AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3600, PAGES 12, 13 AND 14, R.O.D.C. IN ADDITION TO THE PREMISES AFORESAID, THERE IS ALSO CONVEYED TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, AN EASEMENT OF FIVE FEET IN WIDTH FOR A PRIVATE SEWER LINE, WHICH SAID EASEMENT CROSSES LOT No. 143 IN SAID SUBDIVISION AT A POINT 58 FEET FROM THE REAR LINE THEREOF ON ITS SOUTH SIDE AND 26 FEET FROM THE REAR LINE THEREOF ON ITS NORTH SIDE, INCLUDING THE RIGHT TO ENTER UPON SAID LOT AND TO MAKE REPAIRS OR SERVICE SAID PRIVATE SEWER LINE AS SUCH SERVICE OR REPAIRS MAY FROM TIME TO TIME BE REQUIRED, PROVIDED THAT THE SURFACE SHALL, AFTER REPAIRS ARE MADE, BE RESTORED TO ITS PRIOR CONDITION.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:

No.	Street	City	Zone	State
60	VAUGHN'S GAP ROAD	NASHVILLE,		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 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 31st day of.....JULY....., 1964...

MURPHREE REALTY COMPANY

BY ...William R. Manier III.....
TITLE EXEC. VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ...LUTHER L. WEATHERS, JR....., 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,....., this the 31st day of JULY....., 1964...

My commission expires JANUARY 27TH, 1968.....

Luther L. Weathers
Notary Public

BOOK 3797 PAGE 984

Warranty Deed

From MURPHREE REALTY COMPANY

To HENRY T. MARION, JR. ET UX

($25,197.00)

Compliments of

MURPHREE MORTGAGE COMPANY

226 Third Avenue North
254-7601
NASHVILLE, TENNESSEE

Branch Office—Huntsville, Alabama

200

44816

STATE TAX $ 32.80
PROBATE .50
TOTAL $ 38.30

AUG 5 1964

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 5 2 57 1964
NOTED. BOOK 109
RECORDING FEE 2.00
DEP. REG.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 5 1964