WARRANTY DEED BOOK 3799 PAGE 963

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by Ervin H. Robinson and wife, Robbye H. Robinson, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder of said consideration, amounting to NINE THOUSAND TWO HUNDRED SEVENTEEN AND 18/100 ($9,217.18) DOLLARS, the said Ervin H. Robinson and wife, Robbye H. Robinson, have expressly assumed and agreed to pay the unpaid balance of a first mortgage loan, originally in the sum of $9,350.00, and said Grantees agree to pay the instalment due August 1, 1964 and all subsequent instalments, said debt being more fully described in and secured by a Deed of Trust executed by Irvin H. Ihrig, Jr., and wife, Josephine S. Ihrig, to Raymond L. Davis, Jr., Trustee, dated July 12, 1963, of record in Book 3621, page 417, Register's Office for Davidson County, Tennessee; we, Irvin H. Ihrig, Jr., and wife, Josephine S. Ihrig, have bargained and sold, and by these presents do transfer and convey unto the said Ervin H. Robinson and wife, Robbye H. Robinson, 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. 235 on the Plan of Section I, Bordeaux Gardens, as of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 235 fronts 55 feet on the easterly side of Crowe Drive and extends back 132.61 feet on the northerly line and 166.66 feet on the southerly line to a dead line on which it measures 75.28 feet.

Being the same property conveyed to Irvin H. Ihrig, Jr., and wife, Josephine S. Ihrig, by deed from Andrew Ewing, Trustee, of record in Book 3578, page 163, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3465, page 403, Register's Office for Davidson County, Tennessee, and the plan of record in Book 3300, page 91, which shows and Owner's Certificate, certain easements and set-back lines.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Ervin H. Robinson and wife, Robbye H. Robinson, their heirs and assigns, forever.

BOOK 3799 PAGE 964

BOOK 3799 PAGE 964

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And we do covenant with the said Ervin H. Robinson and wife, Robbye H. Robinson, 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 for taxes for 1964 which are assumed by the Grantees herein, and as hereinabove set out.

And we, Irvin H. Ihrig, Jr., and wife, Josephine S. Ihrig, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ervin H. Robinson and wife, Robbye H. Robinson, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 14th day of July, 1964.

Irvin H. Ihrig, Jr.

Josephine S. Ihrig

* * * * * * * * * * * * * *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Thomas E. Murphree, a Notary Public in and for said County and State, the within named Irvin H. Ihrig, Jr., and wife, Josephine S. Ihrig, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of July, 1964.

Thos. E. Murphree
Notary Public

My commission expires: 5-9-66

STATE OF TENNESSEE ★ THOS. E. MURPHREE ★ NOTARY PUBLIC AT LARGE

BOOK 3799 PAGE 966

STATE TAX $ 14.43
PROBATE $
TOTAL $ 14.93

AUG 11 1964

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

PAID AUG 11 1964

45633

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 11 2 55 PM '64

NOTED: BOOK 109 PAGE 181
RECORDING FEE $ 2.00
DEP. REG. .50

DOCUMENTARY

200

WARRANTY DEED

IRVIN H. IHRIG, JR., AND WIFE,

JOSEPHINE S. IHRIG

TO

ERVIN H. ROBINSON AND WIFE,

ROBBYE H. ROBINSON

MURPHREE MORTGAGE CO. - ENT