BOOK 3819 PAGE 699

Address New Owners as:	Send Tax Bills to:	Map-Parcel Nos:
Mr. James H. Calahan	Murphree Mortgage Company	Parcel #5D15650
300 Margo Lane	226 Third Avenue North	Map 148-5
Nashville, Tennessee	Nashville, Tennessee	Par. 125 M.O.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by James H. Calahan, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder of said consideration, amounting to TWELVE THOUSAND TWO HUNDRED TWENTY-FOUR AND 17/100 ($12,224.17) DOLLARS, the said James H. Calahan has expressly assumed and agreed to pay the unpaid balance of a first mortgage loan, originally in the amount of $12,850.00, said debt being more fully described in and secured by a Deed of Trust executed by Fred D. Jones, Jr., and wife, Barbara Louise Jones, to John W. Murphree, Trustee, of record in Book 3242, page 497, Register's Office for Davidson County, Tennessee; we, Ben L. Stover and wife, Essie McAfee L. Stover, have bargained and sold, and by these presents do transfer unto the said James H. Calahan, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 107 on the Plan of Section IV, Haywood Acres, as of record in Book 2900, page 93, Register's Office for said County.

Said Lot No. 107 fronts 100.3 feet on the west side of Margo Lane and runs back 293.5 feet on the north line and 280.6 feet on the south line, to a dead line in the rear, which is a broken line, on which it measures 101.6 feet.

Being the same property conveyed to Ben L. Stover and wife, Essie McAfee L. Stover, by deed from Fred D. Jones, Jr., and wife, Barbara Louise Jones, of record in Book 3671, page 193, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3075, page 160, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2900, page 93, which shows an Owners' 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 James H. Calahan, his heirs and assigns, forever.

And we do covenant with the said James H. Calahan 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 Grantee herein, and as hereinabove set out.

And we, Ben L. Stover and wife, Essie McAfee L. Stover, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Calahan, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands, this ~~21st~~ 23rd day of September, 1964.

Ben L. Stover

Ben L. Stover

Essie McAfee L. Stover

Essie McAfee L. Stover

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Geo. M. Johnson, a Notary Public in and for said County and State, the within named Ben L. Stover and wife, Essie McAfee L. Stover, the bargainors, with whom I am personally acquared and who acknowledged that they executed the within instrument for the purposes therein contained.

GEO. M. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of September, 1964.

Geo. M. Johnson

Notary Public

My commission expires: Nov. 26th 1966

File = Murphree Mtg. Co. - ENT

WARRANTY DEED

BEN L. STOVER AND WIFE,
ESSIE McAFEE L. STOVER

TO

JAMES H. CALAHAN

59429

FELIX Z. GILLIS, REGISTER

OCT 7 2 12

DEP.

110 2.00 184
2

STATE TAX $ 19.09
PROBATE .50
TOTAL $ 19.59

OCT 7 1964

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

PAID OCT 7 1964

C T