TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO BOOK 3836 PAGE 995 | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mr. Albert J. Thoni (NAME) | Murphree Mortgage Company (NAME) | 6D-62786 |
| Briarwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Avenue North (STREET ADDRESS) | Map 146-4 |
| Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Par. 81 |

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated March 5, 1963, executed by the Grantors, payable to Murphree Mortgage Company, for the original sum of $16,650.00, with interest at 5-1/4% per annum, both principal and interest payable $91.95 monthly, beginning April 1, 1963, balance due March 1, 1993, and secured by Deed of Trust of record in Book 3546, page 337, Register's Office, Davidson County, Tennessee,

we, JAMES C. SCATES AND WIFE, FAYE G. SCATES,

have bargained and sold, and by these presents do transfer and convey unto the said ALBERT J. THONI AND WIFE, MARY DeANNA THONI, 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. 563 on the Plan of SECTION XIV, CALDWELL HALL, of record in Book 3300, page 77, Register's Office for said County.

Said Lot No. 563 fronts 100 feet on the easterly side of Briarwood Drive, and extends back 254.64 feet on the northerly line and 268.17 feet on the southerly line, to a dead line in the rear on which it measures 100.91 feet.

Being the same property conveyed to JAMES C. SCATES AND WIFE, FAYE G. SCATES, by deed from Kennedy Corp., a Tenn. Corp., of record in Book 3508, page 447, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1788, page 108; in Book 3433, page 100, as amended by instrument in Book 3436, page 335, said Register's Office

unimproved ( )
This is improved (X) property, known as 4826 (House Number) Briarwood Drive (Street) Nashville, Tennessee 37211 (P. O. Address: City or Town) (Postal Zone)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of November 19 64

James C. Scates — James C. Scates

Faye G. Scates — Faye G. Scates

STATE TAX $ 27.08
PROBATE .50
TOTAL $ 27.58

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named JAMES C. SCATES AND WIFE, FAYE G. SCATES the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November 19 64

NOV 30 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 30 1964
CT

May 1, 1966
Commission expires

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY

60245

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 30 3 47 PM '64
BOOK 1110 PAGE 495
RECORDING FEE $ 2.00
DEP. REC.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - NESBIT

Warranty Deed
G-175540-gh

FROM JAMES C. SCATES ET UX

To ALBERT J. THONI ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX