K 3852

Murphree Mortgage Co.
221 Fifth Ave. N.
Nashville

MAP 135-13
PAR 1
ew

BOOK 3852 PAGE 804

OWNER NAME
JOHN H. WINKOWSKI
OET 14 3 WEA. SGDN
SEWART AFB TENN.

STATE OF TENNESSEE

DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration of the grantees herein assuming and agreeing to pay the balance of a certain indebtedness in the original amount of TEN THOUSAND SIX HUNDRED FIFTY AND NO/100 ($10,650.00) DOLLARS in favor of Murphree Mortgage Company of Nashville, Tennessee, which indebtedness is secured by a deed of trust which is of record in Book 3146, page 45, of the Register's Office of Davidson County, Tennessee, to which deed of trust reference is here made for all of its terms and provisions;

We, the undersigned, LARRY L. LAWSON and wife, EARNESTINE S. LAWSON, have this day bargained and sold, and do hereby transfer and convey unto JOHN H. WINKOWSKI and wife, REGINA L. WINKOWSKI, their heirs and assigns, forever, that certain tract or parcel of real estate located in Davidson County, Tennessee, and described as follows, to-wit:

> BEING Lot No. 34 on the Plan of Una Manor, Section I, as shown in Book 2854, page 83, of the Register's Office of Davidson County, Tennessee. Said Lot No. 34 fronts 180 feet on the westerly side of Franklin Limestone Road and runs back between lines 217 feet on the northerly side and 207 feet on the southerly side to a broken line in the rear, measuring 185.6 feet thereon.
>
> BEING the same property conveyed to the undersigned, Larry L. Lawson, by deed of Robert Earl McLeod and wife, Mary Frances H. McLeod, dated April 23, 1962, and of record in Book 3373, page 501, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized

and possessed of said real estate, that we have a good right to convey the same, and that it is unencumbered except as above mentioned.

Also conveyed by this instrument is the escrow account for taxes and insurance held by the Murphree Mortgage Company in connection with the above mentioned loan. The grantors herein agree to make the payments on the above mentioned loan which fall due on February 1, 1965 and March 1, 1965, and possession is to be given April 1, 1965. In the event, however, that the grantors herein release possession prior to April 1, 1965, it is agreed that the grantees will assume and make all payments falling due after obtaining possession.

We further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to said real estate to the said JOHN H. WINKOWSKI and wife, REGINA L. WINKOWSKI, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of January, 1965.

Larry L. Lawson

Earnestine S. Lawson

STATE OF TENNESSEE

RUTHERFORD COUNTY

Personally appeared before me, Lynn H. White, Jr., a Notary Public at Large for the State of Tennessee, the within named Larry L. Lawson and wife, Earnestine S. Lawson, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within (DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 16th day of January, 1965.

Notary Public at Large

My commission expires July 22, 1968

LARRY L. LAWSON ET UX

TO

JOHN H. WINKOWSKI ET UX

WARRANTY DEED

65893

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

JAN 20 3 02 PM '65

REC. 11D PG 752

REGISTER'S FEE 2.50

DEP. RLC.

COFFEY & WHITE
ATTORNEYS AT LAW
MURFREESBORO, TENNESSEE

Mail To: John Winkowski

DOCUMENTARY
Series 1955
UNITED STATES
INTERNAL REVENUE
1.65 ONE DOLLAR
SIXTY-FIVE CENTS

STATE TAX $ 1.65
PROBATE .50
TOTAL $ 2.15

JAN 20 1965

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

PAID JAN 20 1965

CT