BOOK 3854 PAGE 727

Address New Owners as:	Send Tax Bills to:	Map-Parcel Nos.
Mr. and Mrs. Andrew Stewart 3248 Panorama Drive Nashville, Tennessee	Murphree Mortgage Company 226 Third Avenue North Nashville, Tennessee	Parcel #13D-49224 Map 80-8 Par. 110 M.O.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by Andrew Stewart and wife, Mary Bell Stewart, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder of said consideration, amounting to EIGHT THOUSAND SIX HUNDRED THIRTY-SIX AND 34/100 ($8,636.34) DOLLARS, the said Andrew Stewart and wife, Mary Bell Stewart, have expressly assumed and agreed to pay the unpaid balance of a first mortgage loan, originally in the amount of $8,750.00, said debt being more fully described in and secured by a Deed of Trust executed by Hubert Rankhorn and wife, Bertha F. Rankhorn,to Raymond L. Davis, Jr., Trustee, of record in Book 3686, page 23, Register's Office for Davidson County, Tennessee, and said Grantees assume the instalment due December 1, 1964 and all subsequent instalments; we Hubert Rankhorn and wife, Bertha F. Rankhorn, have bargained and sold, and by these presents do transfer and convey unto the said Andrew Stewart and wife, Mary Bell Stewart, 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. 172 on the Plan of Bordeaux Gardens, Section I, as of record in Book 3300, page 91, Register's Office for said County.
>
> Said Lot No. 172 fronts 55 feet on the east side of Panorama Drive and extends back 170.19 feet on the south line and 158.43 feet on the north line, to a broken line in the rear on which it measures 57.17 feet.
>
> Being the same property conveyed to Hubert Rankhorn and wife, Bertha F. Rankhorn, by deed from Woodbine Homes, Inc., of record in Book 3649, page 312, 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 an 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 Andrew Stewart and wife, Mary Bell Stewart, their heirs and assigns, forever.

And we do covenant with the said Andrew Stewart and wife, Mary Bell Stewart, 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, Hubert Rankhorn and wife, Bertha F. Rankhorn, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Andrew Stewart and wife, Mary Bell Stewart, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this 9th day of November, 1964.

Hubert Rankhorn

Bertha F. Rankhorn

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

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 Hubert Rankhorn and wife, Bertha F. Rankhorn, 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 9th day of November, 1964.

Notary Public

My commission expires: 5-9-66

BOOK 3854 PAGE 729

STATE TAX $ 14.00
PROBATE .50
TOTAL $ 14.50

JAN 27 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 27 1965

CT

66702

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 27 2 18 PM '65
NOTED: BOOK 110 PAGE 789
RECORDING FEE $ 2.00
DEP. REG.

WARRANTY DEED

HUBERT RANKHORN AND WIFE,
BERTHA F. RANKHORN

to

ANDREW STEWART AND WIFE,
MARY BELL STEWART

File - Murphree Mtg. Co. EN