James A. Cullen, 52 Vaughn's Gap Road, Nashville, Tennessee Map 129-15 Par. 36 m.o.

Warranty Deed

BOOK 3860 PAGE 827

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 7D36022
SEND TAX NOTICES TO: Guaranty Mortgage Company,
ADDRESS: 316 Union Street, Nashville, Tennessee

For and in consideration of ($10.00) cash in hand paid by James A.Cullen and wife, Lillian M.Cullen, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Murphree Realty Company, hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, 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. 125 on the Plan of Warner Park Valley. Section 1, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 125 fronts 100 feet on the easterly margin of Vaughn's Gap Road and runs back 230.1 feet on the southerly line and 114.58 feet on the northerly line to a dead line measuring 135.4 feet thereon.

Being part of the same property conveyed to Murphree Realty Company by deed from Joseph Martin,Sr., Trustee, of record in Book 3532, page 605, said Register's Office.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS:			
52	Vaughn's Gap Road,	Nashville,	Tennessee	
No.	Street	City	Zone	State

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 the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 196 4 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

IN WITNESS WHEREOF the GRANTOR has hereby caused this instrument to be executed by its duly authorized officer this 1st day of September, 196 4.

MURPHREE REALTY COMPANY
BY John W. Murphree
President TITLE

STATE OF Tennessee
COUNTY OF Davidson

Before me, Virginia E. Mitchell, a Notary Public of the State and County aforesaid, personally appeared John W. Murphree with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Murphree Realty Company the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Murphree Realty Company by himself as President.

Witness my hand and seal, at Nashville, Tenn., this the 1st day of September, 196 4.

My commission expires April 21, 1965

Virginia E. Mitchell
Notary Public

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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STATE TAX $ 36.90
PROBATE .50
TOTAL $ 37.40

FEB 15 1965

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

PAID FEB 15 1965
CT

Warranty Deed

From

MURPHREE REALTY COMPANY

To

JAMES A. CULLEN, ET UX

GUARANTY MORTGAGE CO. OF NASHVILLE

69009

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 15 11 51 AM '65

NOTE BOOK 111 PAGE 44

RECORDING FEE 2.00

DEP. REG. 1.00

$7,600.00