Mr. & Mrs. John E. Winkler, Jr.
30 Vaughn's Gap Road
Nashville, Tennessee

$ 16,082.00

Warranty Deed

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INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 7D-36033
SEND TAX NOTICES TO: ~~Murphree Mortgage Company~~ Nashville Post Office Credit Union
ADDRESS: ~~226 Church Avenue, N.W.~~ Nashville, Tennessee P.O.Box 986 Nashville, Tenn

For and in consideration of ----------TEN AND NO/100--($10.00)----------cash in hand paid by John E. Winkler, Jr. and wife, Jennie Davis Winkler ....., 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. 114, on the Plan of Section 1, Warner Park Valley of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.

Said Lot No. 114 fronts 96 feet on the easterly side of Vaughn's Gap Road, and extends back 239.8 feet on the southerly line and 137.66 feet on the northerly line to a dead line in the rear on which it measures 140.28 feet.

Being part of the property conveyed to MURPHREE REALTY COMPANY, be deed from Joseph Martin, Sr., Trustee, of record in Book 3532, page 605, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3466, page 89; and to the easements and limitations shown on the Map of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS:			
30 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 22nd day of ....January....., 196 5 .

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in this Document is unsatisfactory when Received.

MURPHREE REALTY COMPANY

BY T. E. Murphree
TITLE Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca H. Carver, a Notary Public of the State and County aforesaid, personally appeared T. E. Murphree with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the MURPHREE REALTY COMPANY the within named bargainor, a corporation, and that he as such Vice 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 Vice President .

Witness my hand and seal at Nashville, Tennessee, this the 22nd day of January, 196 5 .

My commission expires February 16, 1965

Rebecca H. Carver
Notary Public

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STATE TAX $ 24.12
PROBATE .50
TOTAL $ 24.62

FEB 17 1965

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

PAID FEB 17 1965
CT

Warranty Deed

From Murphree Mortgage Co.

To John E. Winkler, Jr. and wife, Jennie Davis Winkler

69293

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 17 9 29 AM '65

NOTE 111 PAGE 57
RECORDING FEE $ 2.00
DEP. R. C

