BOOK 3876 PAGE 835

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. & Mayme B. Ives (NAME)	Mr & Mrs James R. Ives (NAME)	11D 51390
414 Norman Drive (STREET ADDRESS OR ROUTE NUMBER)	414 Norman Drive (STREET ADDRESS)	Map 43-12
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee (CITY) (ZONE) (STATE)	Par. 29

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash in hand paid by James R. Ives and wife, Mayme B. Ives, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said James R. Ives and wife, Mayme B. Ives, of the balance owing under the terms of a deed of trust executed by Herbert D. Murphy and wife, Virginia Murphy, to Albert H. Thomas, Trustee, dated October 30, 1962, filed October 31, 1962, of record in Book 3485, page 437, Register's Office for Davidson County, Tennessee, to secure to Nashville Bank & Trust Company of Nashville, the payment of a note in the original principal sum of $6,000.00, payable as specified therein,

we, Herbert D. Murphy and wife, Virginia Murphy,
have bargained and sold, and by these presents do transfer and convey unto the said James R. Ives and wife, Mayme B. Ives,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 25 and the northerly 40 feet of Lot No. 24 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the west part of Lot No. 9 of Anderson Estates, as of record in Book 1424, page 107, Register's Office for said County.

Said parts of Lots Nos. 24 and 25 front together 70 feet on the easterly side of Rio Vista Drive and run back 132 feet, more or less, on the northerly line and 142 feet, more or less, on the southerly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Herbert D. Murphy, by deed from N. W. Myatt, et al, of record in Book 2145, page 166, said Register's Office.



unimproved ( )
This is improved ( ) property, known as Rio Vista Drive, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Ives and wife, Mayme B.Ives, *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.,* except for note secured in abovementioned deed of trust.

And we, Herbert D. Murphy and wife, Virginia Murphy, *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. Witness* our hands *this* 1 *day of* June, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RECORDING MEMO
Both parties present
Document ready for recording

Herbert D. Murphy
Virginia Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Fred S. Russell, *a Notary Public in and for said County and State, the within named* Herbert D. Murphy and wife, Virginia Murphy,

*the bargainor*s, *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 Madison, *Tennessee, this* 12 *day of* April, *19* 65.

Fred S. Russell, *Notary Public.*

Commission Expires My Commission Expires AUG. 1, 1968

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

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

6703

P.O. Box 262
Madison, Tenn.

WARRANTY DEED

FROM

HERBERT D. MURPHY, et ux

TO

JAMES R. IVES, et ux

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

7 5 2 1 3

APR 5 9 26 AM '65

RECORDED IN BOOK 3876 PAGE 838

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R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.
PAID APR 5 1965

STATE TAX $ 90
PROBATE
TOTAL $ 95 50

APR 5 1965

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Frank S. King, Jr., Atty.