Mr. & Mrs. Samuel L. Hosford
839 Rose Park Drive, Nashville, Tennessee

BOOK 3885 PAGE 710

Warranty Deed

MAP 84-1
PAR 136
MS

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 15D-W10-58960
SEND TAX NOTICES TO: Murphree Mortgage Company
ADDRESS: 226 Third Avenue North, Nashville, Tennessee

For and in consideration of ---------TEN AND NO/100----($10.00)----------cash in hand paid by Samuel L. Hosford and wife, Mary A. Hosford, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, ...A. & T. BUILDERS, INC....., 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. 17 on the Plan of Section I, Rose Estates, as of record in Book 3600, page 37, Register's Office for said County.

Said Lot fronts 68 feet on the easterly side of Rose Park Drive and runs back 127.08 feet on the northerly line and 152 feet on the southerly line to a dead line in the rear on which it measures 112.35 feet.

Being part of the property conveyed to A & T Builders, Inc., a Tennessee Corporation, by deed from Carl Batson and wife, as of record in Book 3859, page 307, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3676, page 361, as amended by instrument filed for record April 8, 1964, in Book 3707, page 356; and to the easements and limitations shown on the Map of record in Book 3600, page 37, Register's Office for said County.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
839 Rose Park Drive, 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 1964 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 23rd day of April, 1965.

A & T BUILDERS, INC.
BY T. E. Murphree
TITLE

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 Sec'y-Treas of the A & T Builders, Inc. the within named bargainor, a corporation, and that he as such Sec'y-Treasurer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the A & T Builders, Inc. by himself as Sec'y-Treas.

Witness my hand and seal at Nashville, Tennessee this the 23rd day of April, 1965.

NOTARY PUBLIC AT LARGE

My commission expires February 1, 1969

Rebecca H. Carver
Notary Public

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($11,850.00)

Warranty Deed

From

A & T BUILDERS, INC.

To

SAMUEL L. HOSFORD, ET UX

(Murphree Mortgage Company)

7 8 6 3 7

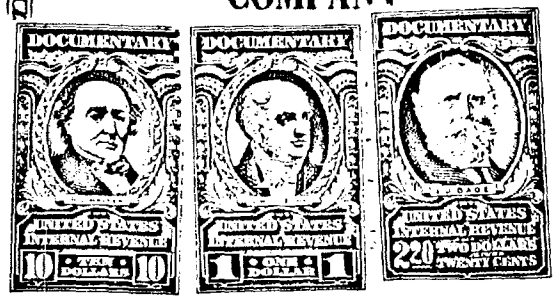
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 30 9 01 AM '65

NOTE PAGE 711
RECORDING FEE 2.00
DEP. REG. ----

Compliments of

MURPHREE MORTGAGE COMPANY



STATE TAX $ 1.18
PROBATE .50
TOTAL $ 1.68

APR 30 1965

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

PAID APR 30 1965