MR. JAMES E. GARDNER
1024 PERCY WARNER BLVD.

BOOK 3895 PAGE 115

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 7D 36213
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY MAP 129-8
ADDRESS: 226 THIRD AVE. NORTH NASHVILLE, TENNESSEE PAR 69

For and in consideration of ---TEN AND No/100----($10.00)----- cash in hand paid by JAMES E. GARDNER AND WIFE, JOAN E. GARDNER, 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. 64 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. 64 FRONTS 100 FEET ON THE SOUTHEASTERLY SIDE OF PERCY WARNER BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO THE L. & N. RAILROAD RIGHT OF WAY. BEING PART OF THE 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 CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS IN BOOK 3466, PAGE 89, ORIGINALLY APPLICABLE TO TRIANGLE RANCHLAND, SECTION 1, BUT SUBSEQUENTLY MADE APPLICABLE TO SEC. 1, WARNER PARK VALLEY, OF RECORD IN BOOK 3600, PAGES 12, 13 AND 14 BY AN INSTRUMENT OF RECORD IN BOOK 3577, PAGE 511, WHICH INSTRUMENT ALSO AMENDS PARAGRAPH 15, SEC. B OF SAID RESTRICTIONS, AND WERE FURTHER AMENDED BY INSTRUMENT IN BOOK 3702, PAGE 465, AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3600, PAGES 12, 13 AND 14, SAID REGISTER'S OFFICE.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
1024 (No.) PERCY WARNER BOULEVARD (Street) NASHVILLE (City) TENNESSEE (State) (Zone)

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 5 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 21ST day of MAY, 196 5.

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 21ST day of MAY, 196 5.

NOTARY PUBLIC AT LARGE

My commission expires FEBRUARY 1, 1969

Rebecca H. Carver
Notary Public

Warranty Deed

From MURPHREE REALTY COMPANY

To JAMES E. GARDNER ET UX

($17,100.00)

82255

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 27 9 26 AM '65

NOTE BOOK 111 PAGE 64

RECORDING FEE 2.00

DEP. REG. 2

(MURPHREE MORTGAGE CO.)

RTGAGE
Y

STATE TAX $ 25.65
PROBATE .50
TOTAL $ 26.15

MAY 27 1965

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

PAID MAY 27 1965