BOOK 3902 PAGE 205

TTC 180072

WARRANTY DEED

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP. 92-13 PAR 120 11W 18040 MS	Mr.& Mrs. Lonnie Newman 3807 Park Avenue Nashville, Tennessee	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S) W11-18040	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3807 Park Avenue	LOAN OR ACCOUNT NO. 21565 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 16, 1962, in the original principal sum of $8,600.00, payable to Neal J. Hardy, Federal Housing Commissioner, (now Murphree Mortgage Company) in monthly installments of $47.56, including interest at 5¼% per annum, said note being secured by a deed of trust executed by Wilburn E. Matthews and wife, to Roy C. Huskey, Trustee, of record in Book 3443, page 381. The above mortgage being further secured by a vendor's lien retained in the deed of record in Book 3430, page 38,

WILBURN E. MATTHEWS and wife, PEGGY D. MATTHEWS,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LONNIE NEWMAN and wife, LASSIE F. NEWMAN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 of Block 14 in the Charlotte Park Company's Second Addition to Nashville, of record in Book 57, pages 160 and 161.

Said Lot No. 4 fronts 50 feet on the southerly side of First Avenue, now Park Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wilburn E. Matthews and wife, Peggy D. Matthews by deed from Neal J. Hardy of Washington, D. C., as Federal Housing Commissioner, of record in Book 3430, page 38.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1965 taxes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of June, 1965.

Peggy D. Matthews
Peggy D. Matthews

Wilburn E Matthews
Wilburn E. Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Wilburn E. Matthews and wife, Peggy D. Matthews, 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 Nashville, Tennessee, this, the 11th day of June, 1965.

My commission expires: July 26, 1966

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
RECD JUN 16 1965

JUN 16 1965

STATE TAX $ 1.25
PROBATE $ .50
TOTAL $ 1.75

84964

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 16 10 38 AM '65

NOTE BOOK 111 PAGE 270
RECORDING FEE $ 1.25
DEP. REG. _____

WARRANTY DEED
REF:cr

FROM

WILBURN E. MATTHEWS and wife,

TO

LONNIE NEWMAN and wife,

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

MERCER REALTY CO., INC.
Realtors — 310 3rd Ave., No.
Nashville 3, Tenn. Phone 254-8721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public