CARRELL N. GARNER ET UX
312 KERN DRIVE

BOOK 3912 PAGE 616

Warranty Deed

Map 147-3
Pat. 22 m.o.

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY
ADDRESS: 226 THIRD AVE. NORTH NASHVILLE, TENNESSEE

For and in consideration of -----TEN AND No/100-----($10.00)-------- cash in hand paid by CARRELL N. GARNER AND WIFE, SARAH J. GARNER, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, MURFF DEVELOPMENT 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. 25 ON THE PLAN OF HERBERT HEIGHTS, SECTION TWO, OF RECORD IN BOOK 3500, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT No. 25 FRONTS 70 FEET ON THE NORTH SIDE OF KERN DRIVE AND EXTENDS BACK 103.34 FEET ON THE WEST LINE AND 168.11 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 94.04 FEET.

BEING PART OF THE PROPERTY CONVEYED TO MURFF DEVELOPMENT COMPANY, BY DEED FROM LAND DEVELOPMENT COMPANY, AS OF RECORD IN BOOK 3826, PAGE 190, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS IN BOOK 3704, PAGE 430, AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3500, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY.

THIS INSTRUMENT PREPARED BY MURFF DEVELOPMENT COMPANY, OLIVE BRANCH ROAD, NASHVILLE, TENNESSEE.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:

312 KERN 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 1965 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 13TH day of JULY, 1965.

MURFF DEVELOPMENT COMPANY

BY James H. Brewer
PRESIDENT TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal at NASHVILLE, TENNESSEE, this the 13TH day of JULY, 1965.

NOTARY PUBLIC AT LARGE TENNESSEE

My commission expires SEPTEMBER 1, 1969

Rebecca H. Carver
Notary Public

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($13,700.00)

Warranty Deed

From

MURFF DEVELOPMENT COMPANY

To

CARRELL N. GARNER ET UX

(MURPHREE MORTGAGE CO.)

FELIX Z. WILSON IT REGISTER

JUL 16 1965

112

DEP

STATE TAX $ 20.50
PROBATE .50
TOTAL $ 21.00

JUL 16 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 16 1965
CT

Compliments of

MURPHREE MORTGAGE

Y

North

