This Instrument Prepared By:
DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

BOOK 3917 PAGE 802

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl L. Murphy (NAME:)	Dobson & Johnson, Inc. (NAME:)	3D67615
Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Building (STREET ADDRESS)	Map 73-16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 19

For and in Consideration of the sum of $10.00

TEN AND NO/100 *DOLLARS*

Cash paid by Earl L. Murphy and wife, Diamond H. Murphy, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above siad, Earl L. Murphy and wife, Diamond H. Murphy, of the unpaid principal balance of a note in the original amount of $15,400.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated June 19, 1963, filed June 20, 1963, and recorded in Book 3594, page 617, Register's Office for Davidson County, Tennessee.

We, Paul Kenneth LeDuke and wife, Evelyn D. LeDuke

have bargained and sold, and by these presents do transfer and convey unto the said Earl L. Murphy and wife, Diamond H. Murphy

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 Lot No. 80 on the Plan of Sunset View Subdivision, Section 1, Revised, of record in Book 2663, page 28, Register's Office for said County.

Said Lot No. 80 fronts 80 feet on the northerly side of Cabin Hill Road and runs back between parallel lines 190 feet to a dead line in the rear.

Being the same real property conveyed to Paul Kenneth LeDuke and wife, Evelyn D. LeDuke, by deed from W. R. Story and wife, of record in Book 3573, page 563, said Register's Office.

This is unimproved ( ) improved (X) property, known as Cabin Hill Road (House Number) (Street) Nashville, Tennessee 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 Earl L. Murphy and wife, Diamond H. Murphy their *heirs and assigns, forever.*

And we *do covenant with the said* Earl L. Murphy and wife, Diamond H. Murphy *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.*

And we, Paul Kenneth LeDuke and wife, Evelyn D. LeDuke *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Earl L. Murphy and wife, Diamond H. Murphy, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 24 *day of* July, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Paul Kenneth LeDuke
Paul Kenneth LeDuke

X Evelyn D. LeDuke
Evelyn D. LeDuke

BOOK 3917 PAGE 804

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ DUVAL

Personally appeared before me, EMIL J. RAHAIM, a Notary Public in and for said County and State, the within named Paul Kenneth LeDuke and wife, Evelyn D. LeDuke

the bargainor s..., with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~[illegible]~~ JACKSONVILLE FLORIDA, ~~Tennessee~~, this

day of 24 July, 1965

Notary Public, State of Florida at Large
My commission expires July 7, 1967
Bonded by American Surety Co. of N. Y.

Notary Public.

Commission Expires

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.....

184884 $16,000.00

WARRANTY DEED

FROM

Paul Kenneth LeDuke, et ux

TO

Earl L. Murphy, et ux

90970

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 30 10 30 AM '65

NOTE: BOOK 112 PAGE 147
RECORDING FEE $ 2.00
DEP. REG. 2

Compliments of
Guaranty Title
A Division of
Kansas City Title Insurance
American Trust Bui
S. W. Cor. Third & 1
NASHVILLE, TENNI

DOBSON & JOHNSON, INC.

STATE TAX $ 24.00
PROBATE .50
TOTAL $ 24.50

JUL 30 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 30 1965