This Instrument Was Prepared by
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4077 PAGE 980 REAU E. FOLK, JR. FORM

TTC 193350

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 119-3 Par. 42	Mr/Mrs. James F. Grubbs 2803 Belmont Blvd. Nashville, Tennessee	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S) 6DA-9441	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 112 Stirton Road	LOAN OR ACCOUNT NO. 006973
		PROPERTY IS ☒ 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 May 12, 1956, in the original principal sum of $8,600.00, payable to Murphree Mortgage Company in monthly installments of $43.59, including interest at 4½% per annum, said note being secured by a deed of trust executed by Robert Marion Davis and wife, to John W. Murphree, Trustee, of record in Book 2521, page 275, and by instrument of record in Book 2529, page 618, the above debt was assigned to The Bronx Savings Bank,

JOSEPH G. MARCHETTI, JR., and wife, JUDY MARCHETTI,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES F. GRUBBS and wife, LILLIE H. GRUBBS,

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. 13 on the Plan of Crescent Heights, as of record in Book 2331, page 106.

Said Lot No. 13 fronts 69.2 feet on the northerly side of Stirton Road, and runs back 155.65 feet on the westerly line and 148.5 feet on the easterly line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Joseph G. Marchetti, Jr., and wife, Judy Marchetti, by deed from Isaac Wheeler and wife, as of record in Book 3673, page 305.

This conveyance is made subject to restrictions of record in Book 2495, page 513.

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 as shown above.

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 15th day of November, 1966.

Judy Marchetti
Judy Marchetti

Joseph G. Marchetti, Jr.
Joseph G. Marchetti, Jr.

BOOK 4077 PAGE 981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph G. Marchetti, Jr., and wife, Judy Marchetti,

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 15th day of November, 1966.

My commission expires: July 27, 1969

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

WARRANTY DEED
REF:hs

FROM
JOSEPH G. MARCHETTI, JR.,
and wife

TO
JAMES F. GRUBBS and wife

Madlin Realty Company

$ 9,400

51302

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 16 11 24 AM '66
NOTE: BOOK 115 PAGE 139
RECORDING FEE $ 2.00
DEP. REG. .17

REAU E. F... ITY.
Nashvill...

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

PAID NOV 16 1966
R. E. WOODALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
NOV 16 1966
STATE TAX $ 1.50
PROBATE TOTAL