BOOK 4101 PAGE 263

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph C. Wynkoop, et ux	Murphree Mortgage Company	6D-22630
(NAME)	(NAME)	
4817 Merrill Drive	226 Third Avenue North	Map 146-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 40
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) ----------

----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Ralph C. Wynkoop and wife, Mildred Bangs Wynkoop, of the balance of an indebtedness in the amount of $14,161.40 secured by a deed of trust, on the property herein conveyed, executed by Fred A. Lowe, Jr. and wife, Mary Anne J. Lowe, to Raymond L. Davis, Jr., Trustee, dated April 18, 1963, and recorded in book 3564, page 227, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $15,000.00 payable as therein specified,

We, Fred A. Lowe, Jr. and wife, Mary Anne J. Lowe,

have bargained and sold, and by these presents do transfer and convey unto the said Ralph C. Wynkoop and wife, Mildred Bangs Wynkoop, 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. 574 on the Plan of Section XIV, Caldwell Hall, as of record in book 3300, page 77, Register's Office for said County.
Said lot No. 574 fronts 75.35 feet on the south side of Merrill Drive and runs back 203.7 feet on the westerly line and 189.49 feet on the easterly line to a dead line in the rear on which it measures 105.1 feet.
Being the same real property conveyed to Fred A. Lowe, Jr. and wife, Mary Anne J. Lowe, by deed from Kennedy Corp., of record in book 3535, page 24, said Register's Office.

This conveyance is made subject to 10-foot public utility and drainage easement along the west line and the south or rear line, and 40-foot building setback line from Merrill Drive, and conditions of owners certificate, as shown on plan of record in book 3300, page 77, Register's Office for said County; and to restrictive covenants of record in book 1788, page 108, and book 3433, page 100 as amended in book 3436, page 335, said Register's Office.

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 4817 Merrill Drive (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 Ralph C. Wynkoop and wife, Mildred Bangs Wynkoop, their *heirs and assigns, forever.*

And we *do covenant with the said* Ralph C. Wynkoop and wife, Mildred Bangs Wynkoop *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,* except as above stated, and taxes for the year 1967 which the grantees agree to assume.

And we, Fred A. Lowe, Jr. and wife, Mary Anne J. Lowe *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ralph C. Wynkoop and wife, Mildred Bangs Wynkoop, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 4th *day of* February, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred A. Lowe Jr.

Mary Anne J. Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ethelyne Tatom, *a Notary Public in and for said County and State, the within named* Fred A. Lowe, Jr. and wife, Mary Anne J. Lowe,

*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* 4th *day of* February, *19* 67.

Ethelyne Tatom, *Notary Public.*

Commission Expires 2/18/68.

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 .....

Consideration $16,250.00

Rec. - 2.00
Tax - 25.95
Stamps - 3.30

TURRENTINE REALTY CO.

WARRANTY DEED

FROM

FRED A. LOWE, JR. AND WIFE,

MARY ANNE J. LOWE

TO

RALPH C. WYNKOOP AND WIFE,

MILDRED BANGS WYNKOOP

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STATE TAX $ 25.45
PROBATE .50
TOTAL $ 25.95

FEB 9 1967

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

PAID FEB 9 - 1967

6 U I 7 9

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 9 2 44 PM '67

NOTE BOOK 115 PAGE 445
RECORDING FEE $ 2.00
DEP. REC. ____

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
3.30 THREE DOLLARS
THIRTY CENTS

Total: $31.25