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

WARRANTY DEED

TTC 197875

BOOK 4153 PAGE 568

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 85-11 Par. 66 AW	Mr/Mrs Ralph G. Ince	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 3D-64800	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 223 Eldon Court	LOAN OR ACCOUNT NO. A /C17321 No. 22381
		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 April 20, 1960, in the original principal sum of $13,150.00, payable to Murphree Mortgage Company in monthly installments of $72.62, including interest at 5½% per annum, said note being secured by a deed of trust executed by Homer Lee Jenkins and wife, to John W. Murphree, Trustee, as of record in Book 3053, page 575,

ALBERTA M. THOMAS,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RALPH G. INCE and wife, JEAN J. INCE,

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. 59 on the Plan of Stanford Country Club Estates, Section I, as of record in Book 2900, page 50, and described as follows:

Beginning at a point in the north margin of Eldon Court, at the corner of Lots Nos. 58 and 59; thence with the line between said lots, northerly 141.96 feet to a point; thence easterly 111 feet to the westerly margin of Jenry Drive; thence with the margin of the same, southerly 118.44 feet to the beginning of a curve; thence around said curve, southwesterly 39.71 feet to the north margin of Eldon Court; thence with the margin of the same, westerly 85.43 feet to the point of beginning.

Being the same property conveyed to Alberta M. Thomas, by deed from Homer Lee Jenkins and wife, as of record in Book 3433, page 291.

This conveyance is made subject to restrictions of record in Book 2993, page 109.

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, and for 1967 Metro Taxes, which have been assumed by the Buyers.

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 19th day of July, 1967.

Alberta M. Thomas
Alberta M. Thomas

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 Alberta M. Thomas,

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

Witness my hand and official seal at Nashville Tennessee, this, the 19th day of July, 1967.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970

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____.

_____
Notary Public

My commission expires:

WARRANTY DEED
REF: hs

FROM
ALBERTA M. THOMAS

TO
RALPH G. INCE and wife

80424

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 20 1 53 PM '67

NOTED: BOOK 116 PAGE 813
RECORDING FEE $ 3.00
DEP. REG. 1.00

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

MERCER REALTY CO., INC.
Realtors — 310 3rd Ave., No.
Nashville, 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 _____, 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____.

_____
Notary Public

My commission expires:

PAID JUL 20 1967
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. MORRALL

STATE TAX $ 5.50
PROBATE 50
TOTAL $ 5.50