BOOK 1154 PAGE 593

Prepared by Howard F. Butler
Attorney at Law
1406 Nashville Bank & Trust Bl
Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Magruder, III	Same -Robert H. Magruder, III	92-12
(NAME)	(NAME)	
2312 Valley Brook Road	2312 Valley Brook Road	Par. 408
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and NO/100 ($10.00)--------

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

cash in hand paid, and love and affection and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

STATE TAX $ 18.75
PROBATE .50
TOTAL $ 19.25

JUL 24 1967

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

FILED JUL 24 1967

We, Robert H. Magruder, Jr. and wife, Eliza Magruder,

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Magruder, III, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being lot No. 109 on the plan of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County.

Said lot No. 109 fronts 50 feet on the northerly side of Hayes Street and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Robert H. Magruder and wife, Eliza Magruder, by deed from John E. Murray dated June 29, 1950 which has been filed for record in Register's Office for Davidson County, Tennessee, in Book 1853, Page 579.

unimproved ( )
This is improved (X) property, known as 1812 (House Number) Hayes (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 Robert H. Magruder, III, his *heirs and assigns, forever.*

And we *do covenant with the said* Robert H. Magruder, III, *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, Robert H. Magruder, Jr. and wife, Eliza Magruder, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert H. Magruder, III his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* July, *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.*

Robert H. Magruder Jr.
Eliza Magruder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Willie Bentley Horstman, a Notary Public in and for said County and State, the within named Robert H. Magruder, Jr. and wife, Eliza Magruder

the bargainors, 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 1st day of July, 19 67.

Willie Bentley Horstman Notary Public.

Commission Expires Feb 7 - 1970

STATE OF
COUNTY OF

80876

Personally appeared before me, a Notary Public in and for said County and State, the within named

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 24 11 49 AM '67

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RECORDING FEE $ 1.25

DEP. REG.

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.