TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| James Boggus, et ux (NAME) | Murphree Mortgage Company (NAME) | 5D - 3486 |
| 344 Dade Drive (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Avenue, North, BOOK 4157 PAGE 793 (STREET ADDRESS) | |
| Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37201 (CITY) (ZONE) (STATE) | |

This instrument was prepared by: Andrew D. Tanner, Attorney, 507 American Trust Bldg., Nashville, Tenn.

For and in consideration of the sum of TEN and no/100 ($10.00) ---------- DOLLARS cash, and other good and valuable considerations, including the assumption by Grantees of the unpaid balance owing under an instrument executed by Wilburn P. Jones and wife, Sylvia P. Jones, to John W. Murphree, Trustee, of record in Book 3323, page 465, said Register's Office, to secure to Murphree Mortgage Company the payment of one note dated December 5, 1961, in the original principal amount of $11,900.00, payable in monthly installments of $65.72 each, including principal and interest at the rate of 5-1/4% per annum, beginning January 1, 1962, final payment due December 1, 1991, which deed of trust and note was assigned to Ninth Federal Savings & Loan Association of New York, by instrument of record in Book 3325, page 217, said Register's Office,

we, Jessie R. Jones and husband, Alexander Jones,

have bargained and sold, and by these presents do transfer and convey unto the said James Boggus and wife, Nannie Boggus, 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. 83 on the Plan of Section I, Haywood Acres, as of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 83 fronts 109.94 feet on the north side of Dade Drive and runs back 279.5 feet on the west line and 306.6 feet on the east line to a dead line in the rear on which it measures 133.3 feet.

Being the same property conveyed to Mrs. Jessie R. Jones by deed from Wilburn P. Jones and wife, Sylvia P. Jones, of record in Book 3374, page 631, said Register's Office.

*This conveyance is made subject to (1) Restrictive covenants of record in Book 2928, page 103, and (2) Easement and limitations as shown on the Plan of record in Book 2900, page 17, said Register's Office.

This is (unimproved) improved (X) property, known as 344 Dade Drive, Nashville, Tennessee 37211 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 29th day of July, 19 67

Alexander Jones — Jessie R. Jones

| | |
|---|---|
| ALE TAX $ | 19.76 |
| PROBATE | .50 |
| TOTAL $ | 19.76 |

PAID AUG 2 - 1967

STATE OF TENNESSEE
DAVIDSON COUNTY

AUG 2 1967

Personally appeared before me, Ina N. Kent, a Notary Public in and for said County and State, the within named bargainors, Jessie R. Jones and husband, Alexander Jones, COUNTY COURT CLERK DAVIDSON COUNTY, TENN. 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 29th day of July, 19 67

My Commission Expires Jan. 3, 1968

Commission expires ---------- Notary Public Ina N. Kent

TENNESSEE TITLE COMPANY

This instrument prepared by:
Andrew Tanner
American Trust Bldg.
Nashville, Tennessee

82256

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 2 10 56 AM '67
REGISTER'S FEE $ 117 PAGE 46
RECORDING FEE $ 3.00
DEP. REG.

DOCUMENTARY TAX PAID

Published by TENNESSEE TITLE COMPANY, Nashville, Tenn.

FORM NO. 1006 - HESSEY

JAMES BOGGUS, et ux — To — JESSIE R. JONES, et vir — FROM

12,820.00

Warranty Deed

Mail to: Nixon-Kent Co., 2535 Franklin Road, Nashville, Tenn. 37204