WARRANTY DEED. Form 107

# WARRANTY DEED

4165 PAGE 941

This Indenture, Made this 26th day of August, A.D. 1967, between

Lavada Malone, now Duffield

Map 83-12
Par. 15

of Nashville, in the State of Tennessee, Party of the first part, and

Nelson Early and Wife, Jane Oliphant Early

of Nashville, Tennessee, parties of the second part,

Witnesseth: That the said party of the first part, for and in consideration of the sum of Six Hundred Sixty-six and 47/100 Dollars ($666.47),

to her in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance (in the amount of $11,933.53) of a note dated July 16, 1958, executed by Paul H. Eubanks, Jr., and wife, payable to Murphree Mortgage Company, with interest at 5¾% per annum, both principal and interest payable $79.36 monthly beginning Sept 1, 1967, and secured by a Deed of Trust of record in Book 2818, page 155, Register's Office for Davidson County, Tenn.; and the further consideration that grantees herein have executed a note payable to party of the first part, of even date herewith, in the principal amount of $3,900.00 with interest from date at 6% per annum payable semi-annually, said note maturing Sept 1, 1972, and secured by a deed of trust of same date as said note, to Alvo A. Duffield, Trustee, which later deed of trust is subordinated to the prior deed of trust described herein.

~~and to secure the payment of said note a specific lien is hereby retained on the property here conveyed,~~

she has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell, and convey unto the said parties of the second part, the following described premises, to wit, situate in ~~District No.~~ Davidson County, Tennessee, being Lot No. 75 on the Plan of Eastland Acres, Section II, of record in Book 2331, page 7, Register's Office for said County. Said lot fronts 75 feet on the northeasterly side of Chapman Drive and extends back 224.3 feet on the northwesterly line and 242.2 feet on the southeasterly line to a dead line in the rear on which it measures 76.7 feet.

Being the same property conveyed to Lavada Malone, by deed from Paul H. Eubanks, Jr. and wife, as of record in Book 3104, page 342, said Register's Office.

This is improved property, known as 2419 Chapman Drive, Nashville, Tennessee.

This instrument prepared by
J. Hutcheson, P.O. Box 7308
Nashville, Tenn. 37210

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
10 ONE DOLLAR TEN CENTS

| Address of new owner | Send tax bills to: | Map-parcel numbers |
|---|---|---|
| NELSON EARLY (NAME) | MURPHREE MORTGAGE COMPANY | |
| 2419 Chapman Drive | 226 Third Avenue, North | |
| Nashville, Tennessee 37206 | Nashville, Tennessee | |

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein; which , by deed of , registered in Book No. , page in the Register's Office of County, Tennessee.

To Have and to Hold the said premises to the said parties of the second part, their heirs and assigns, forever.

And the said party of the first part, for herself and for her heirs, executors, and administrators, does hereby covenant with the said parties of the second part, their heirs and assigns, that she is lawfully seized in fee-simple of the premises above conveyed, and has full power, authority, and right to convey the same; that said premises are free from all encumbrances, except as shown hereinabove.

and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In Witness Whereof the said party of the first part has hereunto set her hand and seal the day and year first above written.

Tilson Early (L. S.)

Jane Oliphant Early (L. S.)

Lucada Malone Duffield (L. S.)

Signed, sealed, and delivered in presence of: (L. S.)

(L. S.)

(L. S.)

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STATE OF Tennessee
~~Davidson~~ Williamson County. } ss.

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

Rhonda Malone Duffield

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 office this 28 day of August, A.D. 1967

My Commission Expires 7-20-68, 19 Harry Roberts, Notary Public.

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STATE OF Tennessee
~~Davidson~~ Williamson County. } ss.

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

Robert Early and Wife Jane Oliphant Early

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 office this 28 day of August, A.D. 1967

My Commission Expires 7-20-68, 19 Harry Roberts, Notary Public.

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STATE OF
County. } ss.

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

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this day of , A.D. 19

My Commission Expires , 19 , Notary Public.

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85991

STATE TAX $ 24.75
PROBATE .50
TOTAL $ 25.25

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

AUG 29 1967 PAID AUG 29 1967

AUG 29 12 16 PM '67

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

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RECORDING FEE $ 4.50

DEP. REC.