Prepared by Reau E. Folk Jr. Stahlman Building, Nashville Tenn.

WARRANTY DEED

F-174

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-4 Par. 82 M.O	Mr/Mrs. Jimmy P. Lepley 3712 Faulkner Drive Nashville, Tennessee	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 5D-14731	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3712 Faulkner Drive	LOAN OR ACCOUNT NO. 27514 PROPERTY IS ☒ 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, in the original principal sum of $14,550.00, payable to Murphree Mortgage Company in monthly installments of $75.81, including interest at 5¼% per annum and being secured by a deed of trust of record in Book 3924, page 167, in the approximate unpaid principal balance of $14,216.09,

This instrument was prepared by Reau E. Folk, Jr., Attorney, 112 Stahlman Building, Nashville, Tennessee, solely upon information furnished by the Grantors herein.

FRANK R. ELLIS, JR., and wife, BETTY JO ELLIS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JIMMY P. LEPLEY and wife, HELEN B. LEPLEY,

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. 121 on the Plan of Sec. III, Hillbrook, as of record in Book 3300, page 84.

Said Lot No. 121 fronts 77 feet on the easterly side of Faulkner Drive, and extends back 136 feet on the northerly line and 215 feet on the southerly line to a dead line in the rear on which it measures 107.4 feet.

Being the same property conveyed to Frank R. Ellis, Jr., and wife, Betty Jo Ellis, by deed from William & Lee, Inc., of record in Book 3924, page 165, re-recorded in Book 3980, page 868.

This conveyance is subject to restrictions of record in Book 3460, page 295, and also subject to driveway agreement of record in Book 3919, page 682.

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.

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 9th day of November, 1967.

Betty Jo Ellis
Betty Jo Ellis

Frank R. Ellis Jr.
Frank R. Ellis, Jr.

BOOK 4188 PAGE 396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Frank R. Ellis, Jr., and wife, Betty Jo Ellis, 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, the 9th day of November, 1967.

Elizabeth Young
Notary Public

My commission expires: July 27, 1969

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:

16,116.09

WARRANTY DEED
REF:hcb

FROM

FRANK R. ELLIS, JR.,

and wife

TO

JIMMY P. LEPLEY,

and wife

Madlin Realty Company

95739

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 13 10 42 AM '67
NOTED: BOOK 117 PAGE 159
RECORDING FEE $ 3.00
DEP. REG. M

JR., ATTY.
nnessee

REA
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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 _____ and _____, 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____.

STATE TAX $
PROBATE
TOTAL $

_____
Notary Public

My commission expires: _____