Prepared By Harlan Martin, Att'y At Law
Box 256, Hendersonville, Tenn.
Harlan Martin

BOOK 4232 PAGE 248

SEND TAX NOTICES: MURPHREE MORTGAGE COMPANY
226 3rd Ave. North-Nashville, Tennessee

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of One Thousand, Fifty and No/100 DOLLARS ($ 1,050.00),

cash in hand paid , the receipt of which is hereby acknowledged, and for the assumption of $11,321.24, being the unpaid balance of of Murphree Mortgage Co. Loan No. 17823, being secured by a deed of trust , which original amount was in the sum of $12,950.00, executed by Francis C. Smith and wife, Lonie N. Smith, to Ferriss C. Bailey, Trustee, of record in Book 3091, Page 255, Register's Office for Davidson County, Tennessee, and assigned to the Mutual Life Insurance Company of New York by an instrument of record in Book 3092, Page 88, Register's Office for said County.

Being the same property conveyed to Ralph Conrad Lamers and wife, Betty Jeanette Lamers, by deed dated February 18, 1966 from Clyde L. Bell and wife, Varbara L. Bell, which deed appears of record in Book 3989, Page 591, Register's Office for Davidson County,Tenn.

Ralph C. Lamers and wife, Betty Jeanette Lamers

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alberto Muralles and wife, Amalie Muralles

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. 40 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for said County.
Said Lot No. 40 fronts 91.9 feet on the south side of McKeige Drive and runs back 327.2 feet on the east line and 336.1 feet on the west line which is a broken line to a dead line in the rear on which it measures 63 feet.

This conveyance is made subject to a 10 foot easement for public utility purposes, easement for drainage, 30 foot building setback line from McKeige Drive and consitions' of owners certificate, as shown of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, and to restrictive Covenants contained in an instrument of record in Book 2928, Page 445, Register's Office for said County.

NEW OWNER:
ALBERTO MURRALES
2709 McKeige Drive
Nashville, Tennessee

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 set out 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 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 30th day of April, 1968.

/ Ralph C. Lamers

/ Betty Jeanette Lamers

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, D. F. Jernigan, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ralph C. Lamers and wife, Betty Jeanette Lamers 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 Hendersonville, Tennessee, this, the 30th day of April, 19 68

D. F. Jernigan
Notary Public

My commission expires: 11-7-71

STATE OF _____

COUNTY OF _____

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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 _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

_____

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 _____ and _____, 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:

WARRANTY DEED

From

RALPH C. LAMERS ET UX

To

ALBERTO MURALLES ET UX

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 12,371.24, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

R. F. Jones
Affiant

Subscribed and sworn to before me this The 30th day of April, 1968

Juanita Jones
NOTARY PUBLIC

JUANITA JONES NOTARY PUBLIC STATE OF TENNESSEE

CLARGE TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

14861

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 2 11 14 AM '68

NOTE BOOK 118 PAGE 678

RECORDING FEE $ 3.00

DEP. REG. _____

STATE TAX $ 32.24

PROBATE .50

TOTAL $ 32.24

MAY 2 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.