BOOK 4260 PAGE 961

WARRANTY DEED

This instrument prepared by
E. M. Haywood, Atty.
301 7th Ave. N., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William D. McMurray	Same	25W-8375
1106 Baker-Wiltshire Building 110 21st Avenue	(NAME) Same	Map 104-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37203	(STREET ADDRESS) Same	Par. 1
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of ($10.00) TEN AND NO/100 DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration of William D. McMurray, the Grantee herein, assuming and agreeing to pay the balance due as of the date hereof on that certain Note dated November 27, 1967 from James H. Raby and wife, Jean N. Raby, to Commerce Union Bank in the original principal amount of $8750.00, both principal and interest payable in monthly installments of $56.44 each commencing January 1, 1968 and with the final payment due December 1, 1992, which Note is secured by a Deed of Trust of even date therewith recorded in Book 4194, page 586, Register's Office for Davidson County, Tennessee, which Note and Deed of Trust the Grantee hereby assumes and agrees to pay, WE, JAMES H. RABY and wife, JEAN N. RABY,

have this day bargained and sold, and do hereby transfer and convey unto the said William D. McMurray,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 25th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 26, on the Plan of part of West Grove Subdivision, as of record in book 421, page 87, Register's Office for said County.

Said lot No. 26 fronts 50 feet on the easterly side of 40th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to James H. Raby and wife, Jean N. Raby, by deed from Robert Anderson Rucker, Jr., and wife, of record in book 4194, page 584, said Register's Office.

This conveyance is made subject to taxes for 1968 which have been prorated and are hereby assumed by the Grantee and the aforesaid Deed of Trust recorded in Book 4194, page 586.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,300.00

Subscribed and sworn to before me, this the 15th day of August, 1968

Affiant William D. McMurray

My commission expires: November 24, 1968 (Affix Seal)

Notary Public Christine Tinsley

This is (unimproved / improved (X)) property, known as 112 40th Avenue North, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William D. McMurray,

his *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as set forth above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William D. McMurray, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15th *day of* August, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Raby

Jean N. Raby

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James H. Raby and wife, Jean N. Raby,

the within named 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* 14th *day of* August, *19* 68.

Christine Tinsley *Notary Public*

Commission expires November 24, 1968

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 .....

AUG16 68 CONV 11,300.00
AUG16 68 S'TAX A* 29.38
AUG16 68 PRTEE A* .50
AUG16 68 W'DEED A* 3.00 * 32.88

WARRANTY DEED

FROM
James H. Raby and wife,
Jean N. Raby

TO
William D. McMurray

Mail to
McMurray Co.
1106 Baker Bldg.
Nashville

A 09600

IDENTIF. REFERENCE

AUG 16 1 03 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE