TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: BOOK 4263 PAGE 801 | MAP-PARCEL NUMBERS: |
|---|---|---|
| James F. Grubbs (NAME) | Murphree Mortgage Company (NAME) | 6D-21830 |
| 364 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Avenue North (STREET ADDRESS) | MAP 147-1 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | PAR 102 TP |

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the Grantees herein assume and agree to pay the remaining unpaid balance of a note dated October 5, 1961, executed by Leroy Clymer and wife, payable to Murphree Mortgage Company, for the original amount of $16,900.00, with interest at 5½% per annum, both principal and interest payable $93.33 monthly, beginning November 1, 1961, final October 1, 1991, and secured by a deed of trust of record in Book 3292, page 563, Register's Office for Davidson County, Tennessee, said debt having since been assigned to East River Savings Bank, by instrument of record in Book 3293, page 311, said Register's Office.

we, JAMES H. BABB AND WIFE, JEANETTE A. BABB

have bargained and sold, and by these presents do transfer and convey unto the said JAMES F. GRUBBS AND WIFE, LILLIE I. GRUBBS

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 461 on the Plan of Section VI, Caldwell Hall, as of record in Book 2900, page 148, Register's Office for said County.

Said lot fronts 110 feet on the northerly side of Binkley Drive and extends back 142.6 feet on the westerly line and 155 feet on the easterly line, to a dead line on which it measures 58.1 feet.

Being the same property conveyed to James H. Babb and wife, Jeanette A. Babb, by deed from Leroy Clymer and wife, as of record in Book 3766, page 31, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is unimproved ( ) improved (XX) property, known as 364 Binkley Drive, Nashville, Tennessee
(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 26th day of August 19 68

James H. Babb

Jeanette A. Babb

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named James H. Babb and wife, Jeanette A. Babb the bargainors, 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 26th day of August, 19 68

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
JAMES H. BABB, ET UX

TO
JAMES F. GRUBBS, ET UX

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 26th day of August, 19 68
L. D. Richards
My commission expires April 25, 1970

PLEASE PUT IN TENN. TITLE CO. BO

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1006 - REVISED

BOOK 4263 PAGE 802

TEN AND NO/100---------- DOLLARS $10.00

Cash in hand paid by the Grantees herein and other good and valuable consideration, the receipt of which is hereby acknowledged and for the further consideration that the Grantees herein assume and agree to pay the remaining unpaid balance of a note dated October 5, 1961, executed by Leroy Clymer and wife, payable to Murphree Mortgage Company, for the original amount of $16,000.00, with interest at 5½% per annum, said principal and interest payable $93.33 monthly, beginning November 1, 1961, final payment due October 1, 1971, and secured by a deed of trust of record in Book 3202, page 503, Register's Office for Davidson County, Tennessee, said debt having since been assigned to First Federal Savings Bank, by instrument of record in Book 3293, page 311, said Register's Office.

We, JAMES H. BABB AND WIFE, JEANETTE A. BABB

JAMES F. CLYMER AND WIFE, LILLIE I. CLYMER

A 10854

IDENTIF. REFERENCE

AUG 27 12 30 PM '68

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Being Lot No. 461 on the Plan of Section VI, Oakwood Hall, as of record in Book 2200, page 145, Register's Office for said County.

Plain Ice fronts 110 feet on the northerly side of Binkley Drive and extends back 142.6 feet on the westerly line and 125 feet on the easterly line, more or less, on which it measures 58.1 feet.

Being the same property conveyed to James H. Babb and wife, Jeanette A. Babb, by deed from Leroy Clymer and wife, as of record in Book 3766, Register's Office.

304 Binkley Drive, Nashville, Tennessee

AUG 27 CONV 20,000.00
AUG 27 S'TAX A* 52.00
AUG 27 PR'FEE A* .50
AUG 27 DEED A* 3.00 * 55.50