Mail to Grantee

BOOK 4267 PAGE 15

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Joe Dixon Casey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 1968.

Estelle T. Osmon
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Murphree Realty Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joe Dixon Casey, et ux (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | Map 85-12 |
| 2612 Dixon Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Pc. 191 |
| Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Murphree Realty Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Dixon Casey and wife, Jewell A. Casey,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 8 on the Plan of East Towne Subdivision, Section One, as of record in Book 3700, page 147, Register's Office for said County, more particularly described as follows:

Beginning at a point in the southerly margin of Dixon Drive, common corner of Lots Nos. 7 and 8; thence with said margin easterly 72.0 feet; thence around a curve having a radius of 25 feet, southeasterly 39.3 feet to an iron pin in the westerly margin of Beth Drive; thence southerly with said margin 120.2 feet; thence north 87° 10' west 97.0 feet to a point; thence with the line between Lots Nos. 7 and 8 northerly 147.5 feet to the point of beginning.

Being part of the property conveyed to Murphree Realty Company, by deed from A & T Builders, Inc., of record in Book 4264, page 780, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 4234, page 493, and in Book 4182, page 214, said Register's Office, and the Plan of record in Book 3700, page 147, which shows a 10-foot public utility and drainage easement across the rear of subject lot; a 20-foot sewer easement across the northwesterly corner; overhang easement along the easterly side; 2-1/2 x 30 foot utility anchor easement at the northwesterly portion; and 3 x 15 foot utility anchor easement at the beginning of the curve from Dixon Drive to Beth Drive, and a 30-foot setback line from Dixon Drive.

This is unimproved (X) improved ( ) property, known as 2612 Dixon Drive, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 6th day of September, 1968

MURPHREE REALTY COMPANY

By:
Vice President

STATE OF TENNESSEE
Davidson County

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

the bargainor, 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 _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Virginia E. Mitchell, a Notary Public within and for the State and County aforesaid, personally appeared Thomas E. Smith ~~and~~ _____ with whom I am personally acquainted and who upon (~~his oath~~) acknowledged (himself) ~~to be the~~ Vice President ~~and~~ ~~respectively~~ of the Murphree Realty Company the within named bargainor, a corporation, and that (he) as such Vice President ~~and~~ (~~they~~), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas E. Smith as such Vice President, ~~and being the party of the~~ ~~first part~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 6th day of September, 19 68.

My commission expires April 23, 1969

Virginia E. Mitchell
Notary Public

1-10-18,290

WARRANTY DEED

FROM MURPHREE REALTY COMPANY

TO JOE DIXON CASEY AND WIFE, JEWELL A. CASEY

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 12270

T

IDENTIF. REFERENCE

SEP 10 9 27 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|
| SEP 10 68 | CONV | 25,000.00 | | | |
| SEP 10 68 | S'TAX | | A* | 65.00 | |
| SEP 10 68 | PR'FEE | | A* | .50 | |
| SEP 10 68 | W'DEED | | A* | 3.00 | * 68.50 |