BOOK 4314 PAGE 713

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 208472

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 92-13 Par. 305 pw	Mr/Mrs. Henry Wilson Murphy 354 Chamberlain Avenue Nashville, Tennessee	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) W11-81109	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 354 Chamberlain Street	LOAN OR ACCOUNT NO.
		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,

MAR-4 68	CONV	10,300.00			
MAR-4 68 S'TAX			B*	26.78	
MAR-4 68 PR'FEE			B*	.50	
MAR-4 68	W'DEED		B*	3.00	* 30.28

CLYDE R. EVANS and wife, GRACE A. COLTER EVANS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HENRY WILSON MURPHY and wife, MARY ANN MURPHY,

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 the northerly 80 feet of Lots Nos. 6 and 7 of Block No. 23 on the Map of the Subdivision of Plummer Place, as of record in Book 161, page 39.

Said parts of Lots Nos. 6 and 7 front 80 feet on the easterly side of Chamberlain Avenue, formerly 38th Avenue North, and extend back between parallel lines with the southerly margin of Elkins Avenue, 100 feet to the westerly line of Lot No. 5.

Being the same property conveyed to Clyde R. Evans and wife, Grace A. Colter Evans, by deed from Oakmont Development Company, as of record in Book 2751, page 107.

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 for 1969 Metro Taxes, which have been prorated and assumed by the Buyers.

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 28th day of February, 1969.

Grace A Colter Evans
Grace A. Colter Evans

Clyde R. Evans
Clyde R. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Clyde R. Evans and wife, Grace A. Colter Evans, 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 28th day of February, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

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____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,300.00

Henry Wilson Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:db

FROM
CLYDE R. EVANS and wife

TO
HENRY WILSON MURPHY and wife

A 32484

IDENTIF. REFERENCE

MAR 4 2 59 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

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____.

My commission expires: _____
Notary Public