BOOK 4337 PAGE 970

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James I. Warren, Jr. (NAME)	Murphree Mortgage Company (NAME)	
4228 Wallace Lane (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, N. (STREET ADDRESS)	W9-17670
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration of James I. Warren, Jr. and wife, Marjorie L. Warren, the Grantees herein, assuming and agreeing to pay the balance due on that certain note dated September 4, 1962, payable to Murphree Mortgage Company, in the original principal amount of $16,000, with interest as set forth therein, both principal and interest payable in monthly installments of $100.60 each beginning October 1, 1962, with the final payment due September 1, 1987, which note is secured by a deed of trust of even date therewith recorded in Book 3446, Page 69, R.O.D.C. Tennessee, which note and deed of trust the Grantees herein assume and agree to pay, we, Robert A. Davis and wife, Phyllis C. Davis, *have this day bargained and sold, and do hereby transfer and convey unto the said* James I. Warren, Jr. and wife, Marjorie L. Warren, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 35 on the Plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for said County.
Said Lot No. 35 fronts 133 feet on the easterly side of Wallace Lane and runs back 303.2 feet on the northerly line and 302.1 feet on the southerly line to a line in the rear on which it measures 133 feet.
Being the same property conveyed to Robert A. Davis and wife, Phyllis C. Davis, by deed of record in Book 3432, Page 243, R.O.D.C. Tennessee.

This conveyance is made subject to taxes for 1969 which have been prorated and assumed by the Grantees, the aforesaid deed of trust recorded in Book 3446, Page 69, said Register's Office, and easements and restrictions of record.

The escrow account with Murphree Mortgage Company in connection with the note and deed of trust above described is hereby transferred to the Grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 31,250.00

Subscribed and sworn to before me, this the 29th day of May 1969

Affiant S M Haywood

My commission expires: Oct. 23 1971 (Affix Seal)

Notary Public W. D. Dorothy, Jr. Davidson

This is improved ~~(unimproved)~~ property, known as 4228 Wallace Lane, Nashville, Tennessee (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 James I. Warren, Jr. and wife, Marjorie L. Warren, their *(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 above set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James I. Warren, Jr. and wife, Marjorie L. Warren, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 29th *day of* May, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Robert A. Davis
Phyllis C. Davis

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert A. Davis and wife, Phyllis C. Davis,

*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* 29th *day of* May, *19* 69

Mrs. Dorothy M. Clemer
Notary Public

Commission expires Oct 23 1971

MRS. DOROTHY M. CLEMER
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES
OCTOBER 23, 1971

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 .....

WARRANTY DEED

FROM
Robert A. Davis and wife, Phyllis C. Davis

TO
James I. Warren, Jr. and wife, Marjorie L. Warren

MAY29	CONV	31,250.00				
MAY29	S'TAX		B*	81.12		
MAY29	PR'FEE		B*	.50		
MAY29	W'DEED		B*	3.00	*	84.62

A 42662

IDENTIF. REFERENCE

MAY 29 3 15 PM '69

FELIX Z. WILSON TITLE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-3656
NASHVILLE, TENNESSEE