A 78093

This instrument prepared by:
William L. Brooks, Atty.
1200 American Trust Building
Nashville, Tennessee 37201

IDENTIF. REFERENCE BOOK 4418 PAGE 799

MAY 20 12 22 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Map 104-13
Par. 244 m.o.

Address New Owner as Follows:

May Buntin Murray
3 Peach Blossom Square
Nashville, Tennessee 37205

Send Tax Bills to:

Same

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable considerations paid by May Buntin Murray, Grantee, the receipt of which is hereby acknowledged, FORT REALTY COMPANY, Grantor, has bargained and sold and by these presents does transfer and convey unto the said MAY BUNTIN MURRAY, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Second Revision of Peach Blossom Square, as of record in Book 4300, page 18, Register's Office for said County, described as follows:

Said Lot No. 3 fronts 50 feet on the southerly side of Peach Blossom Square, and extends back between parallel lines, 124.98 feet to a dead line.

Being part of the property conveyed to Fort Realty Company by deed from Larchwood, Inc., as of record in Book 4179, page 571, said Register's Office.

This conveyance of said property is made expressly subject to the following:

1. Metropolitan taxes for the year 1970 which have been prorated and assumed by Grantee.

2. Easements, setback lines, restrictions and conditions shown on Plan of Peach Blossom Square of record in Book 4300, page 18, Register's Office for said county.

3. Restrictive covenants of record in Book 4281, page 942, Register's Office for said county.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the

said Grantee, her heirs and assigns forever. Grantor does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except as hereinabove set forth.

Grantor does further covenant and bind itself and its successors to warrant and forever defend the title to the said land herein conveyed to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officers on the 19th day of May, 1970.

FORT REALTY COMPANY

Attest:

By _____
President

_____
Secretary-Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, L. D. Richards, a Notary Public of the State and County aforesaid, personally appeared T. J. Haile, III, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Fort Realty Company, the within named Grantor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 19th day of May, 1970.

_____
Notary Public

My commission expires:
April 24, 1974

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, L. D. Richards, a Notary Public of the State and County aforesaid, personally appeared Ruth Mitchell Fort, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Secretary-Treasurer of Fort Realty Company, the within named Grantor, a corporation, and that she, as such Secretary-Treasurer, being authorized so to do, attested the execution of the foregoing instrument for the purpose therein contained by signing her name as Secretary-Treasurer of said corporation.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 19th day of May, 1970.

L. D. Richards
Notary Public

My commission expires:

April 24, 1974

* * *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 65,750.00.

Mary Buxton Fort
Affiant

Subscribed and sworn to before me this 19th day of May, 1970.

L. D. Richards
Notary Public

My commission expires: April 24, 1974

MAY 20 70	CONV	65,750.00			
MAY 20 70 S'TAX			A*	170.82	
MAY 20 70 PR'FEE			A*	.50	
MAY 20 70	W'DEED		A*	4.50	* 175.82

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX 3

G-215710