B 07765

IDENTIF. REFERENCE

MAR 16 12 40 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4486 PAGE 416

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 1971

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

C. H. Briley, Jr., Attorney, Suite 2114, Parkway Towers. Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cromwell P. Msuku (NAME)	Murphree Mortgage Company (NAME)	12D-2372
2732 Oakwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	
Nashville, Tennessee (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~~ I, C. H. Briley, Jr., Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CROMWELL P. MSUKU AND WIFE, MARY J. MSUKU

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. 33 on the Plan of the Resubdivision of Lots 26 thru 37, & Parcel A on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4350, page 118, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being part of the same property conveyed to C. H. Briley, Jr., Trustee, with full power to sell, mortgage and convey, by deed from Elma C. Alley, of record in Book 3407, page 586, Register's Office for Davidson County, Tennessee

unimproved ( ) This is improved (X) property, known as 2732 Oakwood Avenue Nashville, Tennessee
(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 8th day of March, 19 71

C. H. Briley, Jr., Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. H. Briley, Jr., Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of March 19 71

Commission expires April 24, 1974.

L. S. Richards
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED
G-21937C-jmm

FROM

C. H. Briley, Jr., Trustee

TO

CROMWELL P. NSUKU, ET UX.

Return to:
Murphree Mortgage Company
226 Third Avenue, North
Nashville, Tennessee 37219

MAR 16 71	CONV	15,400.00			
MAR 16 71	S'TAX		A*	40.04	
MAR 16 71	PR'FEE		A*	.50	
MAR 16 71	W'DEED		A*	3.00	* 43.54

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.