WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
James Tyree Washington	Same	218 Third Avenue, North
(NAME) 704 North Second Street	BOOK 4531 PAGE 301 (NAME)	Nashville, Tennessee 37201
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Map 82-7 Parcel 221
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100
($10.00)---------- Dollars,
cash in hand paid by the grantee; JAMES TYREE WASHINGTON, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, CARL L. MURPHY, CARL L. MURPHY, JR., GEORGE A. MURPHY, J. B. MURPHY, and ANN MURPHY DUKE, their

have this day bargained and sold, and do hereby transfer and convey unto the said
JAMES TYREE WASHINGTON, his

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

Land in Davidson County, Tennessee, being Lot No. 30 in Dr. V. S. Lindsley's Addition to Nashville, as of record in book 57, page 25, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the west side of North Second Street, formerly called Harris Avenue, and extends back westwardly between parallel lines 142-1/2 feet to an alley in the rear.

A one-third undivided interest was conveyed to Mrs. Lyda Cole and husband, H. E. Cole, now deceased, by deed from B. F. Jackson and wife, Mary E. Jackson, of record in book 340, page 260, Register's Office for said County.

A two-thirds undivided interest was conveyed to Carl L. Murphy and wife, Lavinia Cole Murphy, by deed from Mrs. Lyda Cole, of record in book 649, page 234, Register's Office for said County, and the said Lyda Cole and Lavinia Cole Murphy having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 20th day of August, 19 71

James Tyree Washington
Affiant

My commission expires: 11-2-73 (Affix Seal)

M. Lynne Hall
Notary Public

This is (unimproved) (improved (X)) property, known as 704 North Second Street, 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 TYREE WASHINGTON, his

(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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES TYREE WASHINGTON, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 18th day of August, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carl L. Murphy Jr.
George A. Murphy
Carl L. Murphy Sr.

Ann Murphy Duke
J. B. Murphy

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Carl L. Murphy, Carl L. Murphy, Jr., George A. Murphy, J. B. Murphy and Ann Murphy Duke, *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* 1 *day of* August, *19*71

[illegible] *Notary Public*

Commission expires July 1, 1974

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 .....

AUG 23 71 CONV 10,000.00
AUG 23 71 S TAX A* 26.00
AUG 23 71 PRT FEE A* .50
AUG 23 71 W DEED A* 4.00 * 30.50

WARRANTY DEED

FROM

CARL L. MURPHY, ET AL,

TO

JAMES TYREE WASHINGTON

B 2 7 9 4 7

IDENTIF. REFERENCE

AUG 23 2 00 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE