This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3529 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-224282

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-12-196	Mr/Mrs Richard A. Murphy	Home Federal Savings & Loan Assn L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
26W-01385	3910 Valley Road (37205	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

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,

EDWIN O. SIMPSON and wife, KATHERINE R. SIMPSON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD A. MURPHY and wife, MARY JO 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 Lot No. 15 of Block "F" on the Plan of Cherokee Park, Section I, as of record in Book 547, pages 169 and 170.

Said Lot No. 15 fronts 60 feet on the northerly side of Valley Road and runs back 204.75 feet on the easterly line and 203 feet on the westerly line to a dead line, measuring 68 feet thereon.

Being the same property conveyed to Edwin O. Simpson and wife, Katherine R. Simpson, by deed from Elizabeth E. Hartley, unmarried, of record in Book 2496, page 450.

JAN31'72	CONV	19,000.00			
JAN31'72	S'TAX		A*	49.40	
JAN31'72	PB'FEE		A*	.50	
JAN31'72	W'DEED		A*	4.00	* 53.90

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.

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 January, 1972.

Katherine R. Simpson

Katherine R. Simpson

Edwin O. Simpson

Edwin O. Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1573 PAGE 156

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Edwin O. Simpson and wife, Katherine R. Simpson

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 January, 1972.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

Richard A. Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 72

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

L-50,349-7

WARRANTY DEED
REF:VS

FROM

EDWIN O. SIMPSON AND WIFE

TO

RICHARD A. MURPHY AND WIFE

File..HOME FEDERAL S & L ASSOCIATION

B 4 6 9 1 0

T

IDENTIF. REFERENCE

JAN 31 3 10 PM '72

REGISTER'S OFFICE
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