Deed prepared by:
L. O. Hardaway
120 South 11th. St.
Nashville, Tenn. 37206

WARRANTY DEED

BOOK 4627 PAGE 188

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth R. Murphy, et ux (NAME)	Guaranty Mortgage Company (NAME)	15D 61785
1938 Berkshire Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th. Avenue North (STREET ADDRESS)	72-B 314
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $18,600.00 ----- Eighteen Thousand, Six Hundred & NO/100th. ---------- *Dollars,*

($6,092.67)-- Six Thousand, Ninety Two & 67/100th. ---------- Dollars Cash in hand paid by the Grantees hereinafter named receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a note, in the original amount of $15,300.00, now reduced to $12,507.33, secured by a Deed of trust executed by Glendon C. Fleming and wife, Patsy P. Fleming, to Herschel Greer, Trustee, dated April 3, 1962, filed April 4, 1962, and recorded in book 3380, page 229, Register's Office for Davidson County, Tennessee. Said note and deed of trust securing the same has been assigned to the Mutual Benefit Life Insurance Company, by an instrument of record in book 3383, page 564, Register's Office for said County.

We, Cordell Hull Brummitt and wife, Shirley Brummitt

have this day bargained and sold, and do hereby transfer and convey unto the said Kenneth R. Murphy and wife, Patsy C. Murphy,

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

Being Lot No. 68 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 begins at a point on the southerly margin of Berkshire Drive, the common corner of Lots 68 and 69; thence along the dividing line between Lots 68 and 69 south 141.27 feet to a point on the common boundaries of Lots 68, 69 and 83; thence along the dividing line between lots 68 and 83 northeasterly 162 feet to a point on the southwesterly margin of Cloverleaf Drive; thence northerly along said margin 97.98 feet to a concrete monument; thence westerly around a curve 38.3 feet to a concrete monument on the southerly margin of Berkshire Drive; thence southwesterly 96.0 feet along said margin to the point of beginning.

Being the same property conveyed to Cordell Hull Brummitt and wife, Shirley Brummitt, by deed from Raymond R. Smith and wife, Anna Lee Smith, of record in book 4236, page 908, Register's Office for Davidson County, Tennessee.
Ten-foot public utilities, 30-foot minimum building setback line from Berkshire Drive, 50-foot setback line from Cloverleaf Drive and conditions of owner's certificate as shown on plan of record in book 2900, page 66, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in book 3000, page 528, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $18,600.00

Subscribed and sworn to before me, this the 10th day of August 19 72

Affiant

My commission expires: Oct. 29, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1938 (House Number) Berkshire Drive (Street), Nashville (P. O. Address: City or Town), Tenn.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Kenneth R. Murphy and wife, Patsy C. Murphy,

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 hereinabove stated and 1972 taxes assumed in escrow account.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kenneth R. Murphy and wife, Patsy C. Murphy

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

Witness our *hand* s *this* 10th. *day of* August, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Cordell Hull Brummitt

X Shirley Brummitt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. O. Hardaway, *a Notary Public in and for said County and State,* Cordell Hull Brummitt and wife, Shirley Brummitt, *the within named bargainorS, 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* 10 *day of* August, *19* 72.

L. O. Hardaway *Notary Public*

Commission expires Oct. 29, 1975

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 11 72 CONV 18,600.00
AUG 11 72 S'TAX A* 48.36
AUG 11 72 PR'FEE A* .50
AUG 11 72 W'DEED A* 4.00 * 52.86

WARRANTY DEED

FROM
Cordell Hull Brummitt, et ux

TO
Kenneth R. Murphy, et ux

B 7 1 1 4 7

IDENTIF. REFERENCE

AUG 11 9 38 AM '72

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