BOOK 1724 PAGE 367

Buyer: Lawrence Murphy
mail 518 25th Ave N.
to Nashville, Tenn.
Tax bills Same

THIS INSTRUMENT PREPARED
BY: MOSELEY & GOTKIN
170 Second Avenue, North
Nashville, Tennessee 37201

DEED

This deed, made and entered into this 2nd day of July, 1973, by and between Buford Murphy, and wife, Muzetter Drake Murphy, and Mary Estelle Drake Neese, and Catherine Louise Drake Irwin, all of the County of Davidson and State of Tennessee, parties of the first part; and Lawrence Murphy of the County of Davidson and State of Tennessee, party of the second part:

WITNESSETH:

That whereas John Edward Frazze Drake, late of the County of Davidson, died intestate on the 8th day of April, 1963, leaving surviving him as his sole heirs at law his children, Mary Estelle Drake Neese, Catherine Louise Drake Irwin, and Muzetter Drake Murphy, all of whom are parties to this deed; and whereas the hereinafter described property is free and clear of all encumbrances, except taxes and whereas more than two years have passed since the death of the said John Edward Frazze Drake and his said heirs at law are now the owners as tenants in common of said lands and have the legal right to make this conveyance:

Now, therefore, said parties of the first part, for and in consideration of the sum of One Thousand ($1,000) to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell, and convey unto the said party of the second part, and his heirs and assigns a certain tract or parcel of land lying and being in the County of Davidson and State of Tennessee, particularly described as follows:

JUL-2[illegible] CONV *1,000.00
JUL-2[illegible] STAX (Description) A* 2.60
JUL-2[illegible] PRFEE A* .50
DEED A* 4.00 * 7.10

Beginning at a hickory and chestnut oak stump on the south side ridge of a hill; thence 9 poles to a stake in the north boundary line of Joseph Simpkins' tract; thence east 15 poles to Abernathy lines; thence south with his line 40 poles; thence southeast 25 poles; thence south 125 3/4 poles to a bark and sugar tree in Powell's line; thence with his line west 8 poles to two beeches in the gap of a ridge; thence south 92 poles to a dogwood and two hickory; thence west 55 poles to a stake in a hollow in Davis' line; thence north 200 poles to the

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1000.00. Affiant R Lawrence Murphy
Subscribed and sworn to before me this 2nd day of July 1973
Deputy Register D. Hall

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beginning, containing 90 acres more or less, but now consisting of two tracts the same being Map 47, Parcels 36 and 69 lying on either side of Sulphur Creek Road, Davidson County, Tennessee containing a total of 18.2 acres more or less. Being part of the same property conveyed to John Drake by deed from Henry McNeill of record in Book 47, page 502, Register's Office of Davidson County, Tennessee and by quitclaim deed from Carolyn E. McNeill of record in Book 47, page 545, said Register's Office.

To have and to hold the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to him the said party of the second part and his heirs and assigns in fee simple forever.

And said parties of the first part do covenant that they are lawfully seized of said lands in fee and have the right to convey the same in fee simple, that the same are free and clear of any encumbrances, except taxes, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

In testimony whereof, said parties of the first part have hereunto set their signatures the day and year first above written.

C 13731

IDENTIF. REFERENCE

Jul 2 3 21 PM '73

FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

Mary Estelle Drake Neese

Buford Murphy

Muzetter Murphy

The mark of Catherine Louise Drake Irwin who does not write, witnessed by the above signers.

(Acknowledge)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bettie Russell, a Notary Public in and for said County and State, Buford Murphy, Muzetter Drake Murphy, Mary Estelle Drake Neese, Catherine Louise Drake Irwin, and ~~Lawrence Murphy~~, 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 2 day of July, 1973.

Bettie Russell NOTARY PUBLIC

My Commission expires February 1, 1975.

BETTIE RUSSELL NOTARY PUBLIC DAVIDSON COUNTY

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