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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,800.00

H. E. Brack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 74.

Notary Public

MY COMMISSION EXPIRES: 11-8-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Murphy et ux	Lomas & Nettleton Company	72-7
(NAME)	(NAME)	
2404 Melbourne Drive	P O Box 964	Parcel 109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Virginia Beach, Virginia	
(CITY) (STATE) (P. O. ZIP)	(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, Donald J. Evans and wife, Greta M. Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Murphy and wife, Winifred V. Murphy

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. 293 on the Plan of Section IV, Sunset View, as of record in Book 2854, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 293 fronts 110 feet on the westerly side of Melbourne Drive, and runs back 248 feet on the northerly line and 121.1 feet on the southerly line, to a dead line in the rear on which it measures 181.15 feet.

BEING the same property conveyed to Donald J. Evans and wife, Greta M. Evans by deed from Alvin K. Garfinkel, Jerald V. Peiser and Eugene S. Peiser, as of record in Book 3128, page 253, Register's Office for Davidson County, Tennessee.

AS PART of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to Murphree Mortgage Company in the original principal amount of $14,600.00, of record in Book 3116, page 523, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2752, page 594, and Book 2956, page 595 said Register's Office for Davidson County, Tennessee; easements and setback as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (XX) unimproved ( ) property, known as 2404 Melbourne Drive, 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 unincumbered, 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 Our hands this 29th day of July, 19 74

Donald J. Evans

Greta M. Evans

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald J. Evans and wife, Greta M. Evans

the 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 29th day of July, 74

Commission expires 11-8-75

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

FROM
DONALD J. EVANS ET UX

TO
THOMAS E. MURPHY ET UX

C 67460

IDENTIF. REFERENCE

AUG 16 12 46 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 16 74	CONV	31,800.00			
AUG 16 74	S'TAX		A*	82.68	
AUG 16 74	PR'FEE		A*	.50	
AUG 16 74	W'DEED		A*	4.00	* 87.18