BOOK 4854 PAGE 230

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Joseph Muhl et ux (NAME) | Same (NAME) | |
| 5151 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER) | | 161-6 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Same (STREET ADDRESS) (CITY) (ZONE) (STATE) | 53 |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)----------

---------- *Dollars,*

cash in hand paid and other good and valuable considerations, including the assumption of the balance of an indebtedness secured by deed of trust executed by Arthur Chester Morris, III and wife, Bettye E. Morris, to J. J. Foley, Jr., Trustee, of record in Book 4284, page 887, Register's Office for Davidson County, Tennessee, which the Grantees herein assume and agree to pay,

We, ARTHUR CHESTER MORRIS, III and wife, BETTYE E. MORRIS,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JOSEPH MUHL and wife, ELIZABETH MUHL, their

*(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 105 on the Plan of Huntington Park, Section I, as of record in Book 4175, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 75.0 feet on the southwesterly side of Ashley Drive and extends back between parallel lines 150.0 feet to a dead line measuring 75.0 feet thereon.

Being the same property conveyed To Arthur Chester Morris, III and wife, Bettye E. Morris, by deed from William and Lee, Inc., of record in Book 4284, page 885, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4225, page 778, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum building setback line from Ashley Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, as shown on plan of record in Book 4175, page 10, 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 $ 37,500.00

Affiant

Subscribed and sworn to before me, this the 20th day of September, 19 74

Notary Public

My commission expires February 4, 1975
(Affix Seal)

This is unimproved (  ) improved (X) property, known as 5151 Ashley Drive, 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* JOSEPH MUHL and wife, ELIZABETH MUHL, 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 by deed of trust, restrictive covenants, owner's certificate, setback line and easement, as hereinabove set forth, and taxes for the year 1974, subject to which this conveyance is executed. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph Muhl and wife, Elizabeth Muhl, their

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

*Witness* our *hand* s *this* 20th *day of* September, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Arthur Chester Morris, III

Bettye E. Morris

Instrument prepared by:
Schulman, McCarley, Hollis and Price
P. O. Box 2207
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Louise L. Clemmons, a Notary Public in and for said County and State, Arthur Chester Morris, III and wife, Bettye E. Morris,

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 20th day of September, 1974.

Commission expires February 4, 1975 Louise L. Clemmons Notary Public

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.....

WARRANTY DEED

FROM
Arthur Chester Morris, III et ux

TO
Joseph Muhl et ux

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP 23 74 | CONV | 37,500.00 | | | | |
| SEP 23 74 | S'TAX | | A* | 97.50 | | |
| SEP 23 74 | PR'FEE | | A* | .50 | | |
| SEP 23 74 | W'DEED | | A* | 4.00 | * | 102.00 |

C 7 2 1 5 1

IDENTIF. REFERENCE

SEP 23 3 10 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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