ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ronald J. Ortiz et ux (NAME)	John W. Murphree Company (NAME)	
540 Castlegate Dr. (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Map 136 14 Par 8
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

mc

WARRANTY DEED

For and in consideration of the sum of $10.00---------- Ten and no/100---------- DOLLARS

Cash in hand paid, the receipt of which hereby acknowledged, and other good and valuable considerations,

K & W, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said Ronald J. Ortiz and wife, Diane T. Ortiz

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plat of Castlegate, Section 1, of record in Book 4460, page 115, Register's Office for said County.

Said Lot 11 fronts 81.15 feet on the easterly margin of Castlegate Drive and extends back 150.69 feet on the northerly line and 150.0 feet on the southerly line, to a line on the rear on which it measures 93.43 feet.

Being part of the property conveyed to K & W, Inc., by deed from J. Melvin Jones and wife, as of record in Book 4647, page 244, Register's Office.

unimproved ( )
This is improved ( ) property, known as 540 Castlegate Drive (House Number) (Street)
Nashville, Tennessee 37217 (P. O. Address) (City or Town) (Zip Code)

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 unencumbered, 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.

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.

Witness our hands this 14th day of November, 19 74.

K & W, Inc.,

By: [signature]
Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF ______

Personally appeared before me, ______, a Notary Public in and for said County and State, the within named ______

the bargainor ______, 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 ______ day of ______, 19___.

My commission expires ______ Notary Public ______

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sandra L. Nolan, a Notary Public of the State and County aforesaid, personally appeared H. Ray Williams xxxxxxxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Sec.-Treas. xxxxx ______ respectively of the K & W, Inc., the within named bargainor, a corporation, and that he as such Sec.-Treas. xxxxxxx, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said H. Ray Williams as such Sec.-Treasurer xxxxxxxxxxxxxxxxxxxxxxxx and attesting the same by the said xxxxxxxxx as such ______.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of November, 1974.

[signature] Notary Public

Commission expires 7/27/77

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $48,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

[signature]

Sworn to and subscribed before me this 14th day of November, 1974.

My commission expires 7/27/77 Notary Public [signature]

This instrument was prepared by:

Name	Address
C. H. Briley Jr., Atty.	344 4th Ave. North Nashville, Tennessee

NOV 15 74 CONV 48,500.00
NOV 15 74 S'TAX A* 126.10
NOV 15 74 PR'FEE A* .50
NOV 15 74 W'DEED A* 4.00 * 130.60

WARRANTY DEED
G-238032 SN
FROM
K & W, Inc.
TO
Ronald J. Ortiz et ux

C 78417

T
IDENTIF. REFERENCE
Nov 15 11 22 AM '74
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX