Mail

This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4871 PAGE 988

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby H. Morgans and Kathleen Baker (NAME)	Same (NAME)	95-11
326 Blue Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	27
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

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, the receipt of which is hereby acknowledged,

I, JO DORIS RAY, as surviving tenant by the entireties,

have bargained and sold, and by these presents do transfer and convey unto the said RUBY H. MORGANS and KATHLEEN BAKER, 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. 67 on the Plan of Merry Oaks, of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 67 fronts 89.2 feet on the westerly side of Blue Hills Drive and runs back between lines 203.4 feet on the southerly line and 219 feet on the northerly line to a dead line in the rear on which it measures 112.1 feet.

Being the same property conveyed to Patrick Stewart Ray and wife, Jo Doris Ray, by deed from William L. Roberson and wife, Virginia R. Roberson, of record in Book 3575, page 255, Register's Office for Davidson County, Tennessee, the said Patrick Stewart Ray having since died.

This conveyance is made subject to restrictive covenants and easements of record in Book 416, page 145, amended in Book 1846, page 109; Book 1855, page 377; Book 1876, page 264, Register's Office for Davidson County, Tennessee; owner's certificate, a 50-foot minimum building setback line from Blue Hills Drive, and a 10-foot easement for public utility purposes along the northerly line of said lot, and a 20-foot easement for public utility purposes along the rear of said lot, as shown on plan of record in Book 1835, page 67 and 68, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 31 day of January, 1974

Ruby H. Morgans
Affiant

My commission expires: January 4, 1975
(Affix Seal)

Louise S. Clemmons
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC

unimproved ( )
This is improved ( ) property, known as 326 Blue Hills Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RUBY H. MORGANS and KATHLEEN BAKER, their *heirs and assigns, forever.*

And I *do covenant with the said* Ruby H. Morgans and Kathleen Baker, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as hereinabove set forth, and by taxes for the year 1974, which have been prorated and assumed by the Grantees,

And I, Jo Doris Ray, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ruby H. Morgans and Kathleen Baker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 29 *day of* November, *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.*

Jo Doris Ray
Jo Doris Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Louise S. Clemmons, a Notary Public in and for said County and State, the within named Jo Doris Ray,

the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of January, 1974

Louise S. Clemmons, Notary Public.

Commission Expires February 4, 1975.

STATE OF
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.

, Notary Public.

Commission Expires.

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.

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WARRANTY DEED

FROM

Jo Doris Ray

TO

Ruby H. Morgans et al

C 8001 T

IDENTIF. REFERENCE

Nov 29 11 05 AM '74

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

17,000.00

A* 44.20
A* .50
A* 8.00 * 52.70

NOV29- CONV
NOV29- STAX
NOV29- PNTEE
NOV29- W'DEED

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238