Prepared by: Jeff Carr, Atty.
413 Kirkland Hall
Vanderbilt University
Nashville, Tenn. 37240

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace T. Murphy (NAME:)	Grace T. Murphy (NAME:)	130-15
4400 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	4400 Tyne Boulevard (STREET ADDRESS)	p.1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	BM-9212

For and in Consideration of the sum of --One hundred seventy-five thousand and no/100----------*DOLLARS*

($175,000.00) cash in hand paid by the grantee hereafter named, receipt of which is hereby acknowledged, grantors, Harold F. Miller, Jr. and wife, Ann M. Miller

JAN-2 76	CONV	90,000.00			
JAN-2 76	CONV	85,000.00			
JAN-2 76	S'TAX		B*	455.00	
JAN-2 76	PR'FEE		B*	.50	
JAN-2 76	W'DEED		B*	6.00	* 461.50

have bargained and sold, and by these presents do transfer and convey unto the said Grace T. Murphy, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, page 185, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 239 feet on the westerly side of Lynwood Boulevard and runs back 250 feet on the northerly line, and 265 feet on the southerly line, with the northerly margin of Tyne Boulevard, to a dead line, measuring 149 feet thereon.

Said Lot No. 2 fronts 100 feet on the westerly side of Lynwood Boulevard and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Harold F. Miller, Jr. and wife, Ann M. Miller by deed from First American National Bank of Nashville, Trustee, of record in Book 4785, page 8, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 723, page 591, 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 $ 175,000

Affiant

Subscribed and sworn to before me, this the 30th day of December 19 75

Notary Public

My commission expires: 4-3-78
(Affix Seal)

D 30527

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IDENTIF. REFERENCE

JAN 2 11 35 AM '76

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 4400 Tyne Boulevard, Nashville
(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 Grace T. Murphy, her *heirs and assigns, forever.*

And we *do covenant with the said* Grace T. Murphy *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.*

And we, Harold F. Miller, Jr. and wife, Ann M. Miller *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grace T. Murphy, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 30th *day of* December, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harold F. Miller, Jr.

Ann M. Miller

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, FRANK C. SMITH, JR., a Notary Public in and for said County and State, the within named Harold F. Miller, Jr. and wife, Ann M. Miller

the bargainor S., 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 30th day of December, 19 75.

Frank C. Smith, Jr., Notary Public

Commission Expires 9-3-78

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.....