BOOK 5040 PAGE 51

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ARTHUR D. GAYNOR ET UX (NAME)	JOHN W. MURPHREE COMPANY (NAME)	6DU-75940
5712 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	171-7-57
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN and no/100---------- ($10.00) ---------- DOLLARS cash and other good and valuable consideration, the receipt of which is hereby acknowledged,

John W. Murphree Company,

have bargained and sold, and by these presents do transfer and convey unto the said Arthur D. Gaynor Et ux Mary Ruth Gaynor

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. 35 on the Plan of Cloverland Acres, Section 4, as of record in Plat Book 4660, Page 45, Register's Office for said County.

SAID Lot No. 35 fronts 135 feet on the South margin of Cloverwood Drive and extends back 295.92 feet on the East line, and 323 feet on the West line, to a line on the rear on which it measures 179.95 feet.

BEING part of the same property conveyed to John W. Murphree Company by Successors Trustee's Deed from J. Greer Cummings, Jr., Successor Trustee, of record in Book 4981, Page 994, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 4720, Page 355, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5712 Cloverwood Drive (House Number) (Street)
Brentwood, Tennessee 37027
(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 25th day of June, 19 76.

JOHN W. MURPHREE COMPANY

Mickey Carroll

Mickey Carroll
Vice President

STATE OF TENNESSEE

COUNTY OF _____

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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 _____

JUN 29 76 CONV 69,900.00

JUN 29 76 S'TAX B* 181.74

JUN 29 76 PR'FEE B* .50

STATE OF TENNESSEE

COUNTY OF DAVIDSON JUN 29 76 W'DEED B* 4.00 * 186.24

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mickey Carroll ~~and~~ _____ with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Vice Pres. and _____ ~~respectively~~ of the John W. Murphree Company, the within named bargainor, a corporation, and that she as such Vice President ~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Mickey Carroll as such Vice President and attesting the same by the said Mickey Carroll as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 25th day of June, 19 76.

Betty N. Todd
Notary Public

Commission expires Nov. 10, 1979

Betty N. Todd

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Arthur D. Gaynor

Sworn to and subscribed before me this 25th day of June, 1976.

My commission expires Nov. 10, 1979 Notary Public Betty N. Todd

Betty N. Todd

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

John W. Murphree Company, 1283 Murfreesboro Road, Nashville, Tennessee 37217	
Name	Address

Please return to: John W. Murphree Company
1283 Murfreesboro Road, Nashville, Tennessee 37217

WARRANTY DEED

FROM JOHN W. MURPHREE COMPANY

TO ARTHUR D. GAYNOR ET UX

D 55892

TENNESSEE REFERENCE

JUN 29 10 00 AM '76

FEE

DAVIDSON COUNTY, TENN.

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