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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM JAMES MURPHY, et ux (NAME)	REALTY MORTGAGE, INC. (NAME)	
159 Oak Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 163 (STREET ADDRESS)	60-3
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	108

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HUNTER S. NEUBERT, et ux MARION B. NEUBERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM JAMES MURPHY, et ux JEANIE L. MURPHY

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 81 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, page 84, Register's Office for said County.

SAID Lot No. 81 fronts 100.0 feet on the northerly side of Oak Valley Drive and extends back 182.0 feet on the easterly line and 154.66 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 76.36 feet thereon.

BEING the same property conveyed to Hunter S. Neubert and wife, Marion B. Neubert by deed from Oak Park Developers, Inc., of record in Book 4240, page 402, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 159 Oak Valley Road, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 30th day of June, 19 76

Hunter S. Neubert — Marion B. Neubert

HUNTER S. NEUBERT — MARION B. NEUBERT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HUNTER S. NEUBERT, et ux MARION B. NEUBERT

the 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 30th day of June 19 76.

Commission expires 10/28/78

Alan L. Saturn
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
HUNTER S. NEUBERT, et ux
MARION B. NEUBERT

TO
WILLIAM JAMES MURPHY, et ux
JEANIE L. MURPHY

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 56856

JUL 6 10 20 AM '76

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-6??	CONV	33,950.00			
JUL-6??	S'TAX		B*	88.14	
JUL-6??	PR'FEE		B*	.50	
JUL-6??	W'DEED		B*	4.00	* 92.64