This Instrument Was Prepared
By WILLIAM C. BOYERS, ATTY.
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TENN. 37219

BOOK 5067 PAGE 264 Mail

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JOSEPH C. MURPHY (NAME)	LOVELL & MALONE, INC. (NAME)	3D-44794
2313 Modena Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2663, Uptown Station (STREET ADDRESS)	84-11-182
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	Pd

WARRANTY DEED

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, receipt of which is hereby acknowledged, GREG E. SNOW AND WIFE, PATRICIA L. SNOW

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH C. MURPHY AND WIFE, JANICE M. MURPHY

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

Land in Davidson County, Tennessee, being Lot No. 197A as shown on the Map of the resubdivision of Lots 197, 198, 199, 200, 201 and 202 of Maplecrest according to a survey by Hal R. Swann, Jr., Surveyor, dated July 9, 1951, of record in Book 2022, page 247, Register's Office for said County.

Said Lot No. 197A fronts 77.5 feet on the southerly side of Modena Drive and runs back between lines 169.5 feet on the westerly line and 185.4 feet on the easterly line, to a line in the rear, which is a broken line, and measures 81 feet on the dead line.

BEING the same property conveyed to GREG E. SNOW AND WIFE, PATRICIA L. SNOW by deed from H. H. P'Pool, Jr. and wife, Ruby P'Pool of record in Book 4574, page 60, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2313 Modena Drive (House Number) (Street)
Nashville, Tennessee 37219 (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 9th day of September, 19 76.

Greg E Snow (Greg E. Snow)

Patricia L. Snow (Patricia L. Snow)

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Fred M. Latham, a Notary Public in and for said County and State, the within named Greg E. Snow and wife, Patricia L. Snow

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 9th day of September, 19 76.

My commission expires 10/19/76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ 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 _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph C. Murphy
(Joseph C. Murphy)

Sworn to and subscribed before me this 9th day of September, 19 76.

My commission expires 10/19/76 Notary Public

This instrument was prepared by:

Name	Address

SEP 10 76 CONV 25,900.00
SEP 10 76 S'TAX B* 67.34
SEP 10 76 PR'FEE B* .50
SEP 10 76 W'DEED B* 4.00 * 71.84

WARRANTY DEED

FROM GREG E. SNOW AND WIFE, PATRICIA L. SNOW

TO JOSEPH C. MURPHY AND WIFE, JANICE M. MURPHY

D 67337

IDENTIF. REFERENCE

SEP 10 10 26 AM '76

REGISTER
DAVIDSON CO., TENN.

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

LOVELL & MALONE, INC.
404 JAMES ROBERTSON PARKWAY
UPTOWN STATION — P. O. BOX 2663
NASHVILLE, TENNESSEE 37219