WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,784.18

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF _____, 19__

_____ Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE, NASHVILLE, TN. 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. MURPHY (NAME)	FIDELITY FEDERAL S & L, ASSOC. (NAME)	Map 63-4
104 CLIFTON CT. (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	Par 4 & 4
OLD HICKORY, TN. 37138 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN. 37219 (CITY) (STATE) (ZIP)	

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, DICKY R. WELCH AND WIFE, SANDRA F. WELCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. MURPHY AND WIFE, AGNES P. 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:

BEING LOT NO. 3 AND THE NORTHERLY 4 FEET OF LOT NO. 4 ON THE PLAT OF CLIFTON PLACE, DU PONTONIA, TENNESSEE AS OF RECORD IN BOOK 2854, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DICKY R. WELCH AND WIFE, SANDRA F. WELCH BY DEED FROM W. BRYAN JAKES, JR. AND WIFE, UNA MOORE JAKES, OF RECORD IN BOOK 4527, PAGE 327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4527 PAGE 329, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRE TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD IN BOOK , PAGE , SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved ( ) unimproved (XX) property, known as 104 CLIFTON CT., OLD HICKORY, TN. 37138
(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 8TH day of JULY, 19 77

X Sandra F. Welch

X Dicky R. Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DICKY R. WELCH AND WIFE, SANDRA F. WELCH

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, TN. this 8 day of JULY, 19 77

Commission Expires 5-18-81

Notary Public

STATE OF
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 { his oath / their several oaths } acknowledged { himself / themselves } 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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

E 13715

IDENTIF. REFERENCE

JUL 11 1 56 PM '77

FELIX Z. [illegible], REGISTER
DAVIDSON COUNTY, TENN.

JUL 11 77	CONV	31,284.18			
JUL 11 77	S'TAX		B*	81.38	
JUL 11 77	PR'FEE		B*	.50	
JUL 11 77	W'DEED		B*	4.00	* 85.88

WARRANTY DEED

FROM DICKY R. WELCH ET UX

TO JAMES A. MURPHY ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE Company of New York

William G. Traber
P.O. Box [illegible]
[illegible], Tenn. 37214