78-2-3

FORM NO. WD-1

BOOK 5248 PAGE 622

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 78.

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, 908 Fidelity Federal Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A and A Properties, Inc. (NAME)	First Federal Savings & Loan Assn. (NAME)	W26-4022
2701 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	MAP 103-12-84
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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, JAMES H. MURRAY, JR. and wife, BERTHA C. MURRAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A and A PROPERTIES, INC.

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 "A" on the Plan of a Resubdivision of certain lots of Block "I" on the Plan of Cherokee Park, Section 2, of record in Book 3106, Page 17, Register's Office for said County.

SAID Lot "A" fronts 76.8 feet on the northwesterly side of Lauderdale Road and extends back 186 feet on the southwesterly line and 151.5 feet on the northeasterly line to a dead line in the rear, which is a broken line, measuring 174.2 feet.

BEING the same property conveyed to James H. Murray, Jr., and wife, Bertha C. Murray, by deed from Denton C. Haley and wife, Virginia A. Haley, of record in Book 5059, Page 100, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to First Federal Savings & Loan Association in the original principal amount of $37,600.00, of record in Book 5059, Page 102, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 239 Lauderdale Road, Nashville, Tennessee
(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 1st day of February, 19 78

James H. Murray, Jr. Bertha C. Murray

JAMES H. MURRAY, JR. BERTHA C. MURRAY

STATE OF TENNESSEE
Davidson County

BOOK 5248 PAGE 623

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Murray, Jr. and wife, Bertha C. Murray

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 1st day of February 1978. J.R.

Commission expires 11/7/79

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 (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 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

File in Box 4

WARRANTY DEED

FROM
JAMES H. MURRAY, JR. and wife,
BERTHA C. MURRAY

TO
A AND A PROPERTIES, INC.

E 48639

INDEXING REFERENCE

FEB 1 3 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-1 78	CONV	59,950.00			
FEB-1 78	S'TAX		B*	155.74	
FEB-1 78	PR'FEE		B*	.50	
FEB-1 78	W'DEED		B*	4.00	* 160.24