This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5268 PAGE 574

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Rudick J. Murphy II et ux	First Federal Savings & Loan Assn.	Map 131-3
(NAME) 4118 Eden Avenue	(NAME) Fourth & Union	Parcel 135
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville TN	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Rudick J. Murphy, II and wife, Julia Bethurum Murphy and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Barry Foster Brewer and wife, Deborah B. Brewer,

have this day bargained and sold, and do hereby transfer and convey unto the said Rudick J. Murphy, II and wife, Julia Bethurum Murphy, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Green Hills Subdivision No. 2, which Plan is of record in Book 547, page 139, Register's Office for said County.

Said plan shows Lot No. 65 fronts 72 feet 6 inches on the easterly side of Eden Avenue and runs back on lines 150 feet to a dead line on which it shows 70 feet, the southerly margin of said lot being the northerly margin of Shackleford Road.

The above described property was conveyed to Barry Foster Brewer and wife, Deborah B. Brewer, by deed from Reid B. Groomes, Kenneth L. Groomes, and Iris L. Groomes and Reid B. Groomes, executor under the Will of Lelia Bolling Groomes, deceased, of record in Book 4943, page 59, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 51,900.00

Subscribed and sworn to before me, this the 31st day of March, 19 78

Affiant

My commission expires: 8-13-80
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4118 Eden Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Rudick J. Murphy, II and wife, Julia Bethurum Murphy, their *(successors), heir. nd assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right t. convey it, and that the same is unencumbered,* except for 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rudick J. Murphy, II and wife, Julia Bethurum Murphy, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* March, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Barry Foster Brewer

Deborah B. Brewer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Barry Foster Brewer and wife, Deborah B. Brewer,

*the within named 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
this 31st *day of* March *19* 78

Dorothy A. Wilson
Notary Public

Commission expires 8-13-80

DOROTHY A. WILSON Tennessee NOTARY PUBLIC DAVIDSON COUNTY * STATE OF TENNESSEE *

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

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

.....*Notary Public*

Commission expires .....

APR-3	CONV	51,900.00			
APR-3	S'TAX		B*	134.94	
APR-3	PR'FEE		B*	.50	
APR-3	W'DEED		B*	4.00	* 139.44

WARRANTY DEED

FROM
Barry Foster Brewer et ux

TO
Rudick J. Murphy, II et ux

E 57662

T
IDENTIF. REFERENCE

APR 3 2 13 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238