This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5311 PAGE 281

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael M. Murphy et ux | Molton, Allen & Williams, Inc. | Map 162-3 |
| (NAME) | (NAME) | |
| | P. O. Box 10025 | Parcel 18 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| | Birmingham, Alabama 35202 | |
| (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 Michael M. Murphy and wife, Mary G. Murphy and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James R. Schmitt and wife, Marva S. Schmitt

*have this day bargained and sold, and do hereby transfer and convey unto the said* Michael M. Murphy and wife, Mary G. Murphy,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Apache Hills, Section III, of record in Plan Book 4175, page 9, Register's Office for said County.

Said Lot No. 145 fronts 75 feet on the northwesterly margin of Cimarron Way and extends back 138.7 feet on the northeasterly line and 136.6 feet on the southwesterly line to a dead line in the rear, measuring 88.35 feet thereon.

Being the same property conveyed to James R. Schmitt and wife, Marva S. Schmitt by deed from Rolly D. Spradling and wife, Kaye B. Spradling, of record in Book 5059, page 22, Register's Office for said County.

This conveyance is subject to a 10-foot public utility and drainage easement, 30-foot minimum building setback line from Cimarron Way, and conditions of Owner's Certificate as of record in Book 4175, page 9, said Register's Office; restrictive covenants of record in Book 4225, page 657, as amended in Book 4361, page 162, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 13th day of July, 19 78

Affiant

My commission expires: 4/16/82 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4929 Cimarron Way (House Number) Antioch (Street) Tennessee 37013 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* Michael M. Murphy and wife, Mary G. Murphy, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael M. Murphy and wife, Mary G. Murphy, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s this 13th day of July, 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.*

James R. Schmitt

Marva S. Schmitt

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Nancy C. Kerr, *a Notary Public in and for said County and State,* James R. Schmitt and wife, Marva S. Schmitt

*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, Tennessee *this* 13th *day of* July, *19* 78.

Nancy L Kerr
Notary Public

*Commission expires* 4/18/82

NOTARY PUBLIC DAVIDSON COUNTY

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* .....

JUL 14 78 CONV 38,500.00
JUL 14 78 S'TAX B* 100.10
JUL 14 78 PR'FEE B* .50
JUL 14 78 W'DEED B* 4.00 * 104.60

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IDENTIFICATION

JUL 14 11 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

**WARRANTY DEED** 33411

FROM James R. Schmitt et ux

TO Michael M. Murphy et ux

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