This instrument prepared by Robin Courtney, Attorney, Columbia, Tennessee.

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par: 157 &

D E E D

BOOK 5338 PAGE 437

For and in consideration of the sum of Thirteen Thousand Seven Hundred Fifty Dollars ($13,750.00), cash in hand paid, the receipt of which is hereby acknowledged, we, WILLIAM JAMES MURPHY and PAUL WISEMAN MURPHY, being the only heirs-at-law of Miles P. Murphy, deceased, have bargained and sold and do by these presents sell, transfer and convey unto DANIEL L. WETZEL and wife, GAIL C. WETZEL, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land located at 1512 Clayton Avenue, in Nashville, Davidson County, Tennessee, to wit:

> Being Lot No. 202 on the Plan of Victoria Place, a plan of which subdivision is recorded in Plan Book 332, Page 10, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 202 fronts 60 feet on the Northerly side of Clayton Avenue, and extends back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to the Third National Bank as Guardian of Miles P. Murphy by deed from Laura Louise Hart of record in Book 4050, Page 51, of the Register's Office of Davidson County, Tennessee. The Third National Bank subsequently resigned as Guardian of Miles P. Murphy and the First Farmers and Merchants National Bank was appointed Successor Guardian by an Order of the Probate Court of Davidson County, of record in Minute Book 227, Page 135, of said Court. The said Miles P. Murphy, being one and the same person as Miles P. Murphy, Jr., died intestate on May 3, 1978, whereupon the property above described was inherited by the Grantors, they being the only brothers and heirs-at-law of the decedent.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining, unto DANIEL L. WETZEL and wife, GAIL C. WETZEL, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We, WILLIAM JAMES MURPHY and PAUL WISEMAN MURPHY, covenant with DANIEL L. WETZEL and wife, GAIL C. WETZEL, that we are lawfully seized and possessed of the above described tract

SEP 15 80	CONV	13,750.00			
SEP 15 80	S'TAX		B*	35.62	
SEP 15 80	PR'FEE		B*	.50	
SEP 15 80	W'DEED		B*	4.00	* 40.12

or parcel of land, have a good and lawful right to sell and convey the same, and that it is unencumbered; and we do further covenant and bind ourselves, our heirs and personal representatives to forever warrant and defend the title to said above described property unto the said DANIEL L. WETZEL and wife, GAIL C. WETZEL, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, on this the 8th day of Sept, 1978.

William James Murphy
WILLIAM JAMES MURPHY

Paul W. Murphy
PAUL WISEMAN MURPHY

STATE OF TENNESSEE
COUNTY OF ANDERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named WILLIAM JAMES MURPHY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office in Oak Ridge, Tennessee, this 8 day of September, 1978.

Ruth L. Wise
NOTARY PUBLIC

My Commission Expires:
Nov. 23, 1980.

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FELIX WILSON II REGISTER DAVIDSON COUNTY, TENN.
2 39 PM '78
IDENTIF. REFERENCE

STATE OF OHIO
COUNTY OF Ashtabula

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named PAUL WISEMAN MURPHY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office in Ashtabula, Ohio, this 15 day of September, 1978.

Betty Gustafson
NOTARY PUBLIC

My Commission Expires:
BETTY GUSTAFSON, Notary Public
My Commission Expires August 27, 1979

STATE OF TENNESSEE: MAURY COUNTY,

I, or we, hereby swear or affirm that the actual Consideration for this transfer or the value of the property transferred, whichever is greater, is $ 12,250.00

Daniel C. Wetzel
Affiant

Subscribed and sworn before me this 15th day of Sept, 1978

NOTARY PUBLIC

My Commission Expires

The name and address of the person or agency responsible for payment of real property taxes on the property described herein:

Berger
Berger Hgts Drive
Arrington, Tenn
37014