WARRANTY DEED

Suite 1, Cumberland Office Bldg. 101 Cumberland Drive

File

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS
James Murphy et ux	(same as new owner)	Map 71-15
(NAME)	(NAME)	
1313 Lischey Ave.		Parcel 255
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207		12 DA 43240
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of two notes described as follows: 1. Note retained in deed of record in Book 5299, page 633, Register's Office for Davidson County, Tennessee, in the original principal amount of $18,000.00, payable in monthly installments of $156.21 each, including principal and interest at the rate of 8 1/2 % per annum; the term being for 20 years; said note payable to Pauline D. McCullough; and 2. Note secured by deed of trust of record in Book 5342, page 292, said Register's Office, payable to First Tennessee Bank, in the original principal amount of $6,000.00;

We, ROBERT E. PAYNE, DALE O. FOX AND RICHARD HUNT, a joint venture,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES MURPHY AND WIFE, VERA MURPHY,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of the Joe Brown Estates Subdivision of record in Book 843, page 107, Register's Office for said County.

Said Lot No. 6 fronts 75 feet on the easterly margin of Lischey Avenue and extends back 165 feet on the northerly and southerly lines to a line in the rear measuring 75 feet thereon.

Being part of the same property conveyed to Robert E. Payne, Dale O. Fox, and Richard Hunt, by deed from Pauline D. McCullough, of record in Book 5299, page 633, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,890.02

Subscribed and sworn to before me, this the 26th day of March 1979

Affiant

My commission expires: 2/2/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1313 (House Number) Lischey Avenue, (Street) Nashville 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

James Murphy and wife, Vera 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.*

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

Witness our hands this 26th *day of* March, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert E. Payne

Dale O. Fox

Richard Hunt

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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,* Robert E. Payne, Dale O. Fox and Richard Hunt *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 Madison *this* 26th *day of* March *,* 19 79 .

Commission expires 2/2/81

Notary Public

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 .....

WARRANTY DEED

FROM
Robert E. Payne et al

TO
James Murphy et ux

F. 2 3 6 3 9

IDENTIFICATION REFERENCE

APR 11 2 45 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible]	
			7.34	
			.65	
			[illegible]	
			CHECK	71.35
			[illegible]	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F23639

RECEIVED FOR RECORD
Apr 11 2 45 PM '79
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 016719