THIS INSTRUMENT PREPARED BY CALVIN A. BUCHMAN, 210 25th AVENUE NORTH, NASHVILLE, TN.

WARRANTY DEED

BOOK 5483 PAGE 585

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben Murphy, et al	First & Mid-South Mortgage Company	83-3-310 KS
(NAME)	(NAME)	
1013 Pennock Avenue	P. O. Box 2628	20W 22730
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.	Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Six Thousand and o/100----------

----------($36,000.00)----------

cash in hand paid and other good and valuable considerations, the receipt of which Dollars, is hereby acknowledged, we,

MORRIS KRAFT AND MAXIE D. BIENER

have this day bargained and sold, and do hereby transfer and convey unto the said Ben Murphy and Evelyn Murphy and Theresa Murphy, as joint tenants with the right of survivorship.

their ~~XXXXXX~~ heirs and assigns,

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

Being Lot # 23 and the southerly 5 feet of Lot # 22 on the George W. Stainback's Corrected Plan of the Lucy H. Lindsley Tract, as of record in Book 161, page 141, Register's Office for Davidson County, Tennessee.

Said Lot # 23 and the southerly part of Lot # 22 front together 55 feet on the easterly side of Pennock Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same real property conveyed to the Grantors herein, by deed from Christine Brady et vir, William Scott Brady, of record in Book 5329, page 756, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 13th day of August 19 79

Affiant Ben Murphy

My commission expires: 3-8-80 (Affix Seal)

Notary Public John V. Adams

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 1013 Pennock 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 Ben Murphy and Evelyn Murphy

their ~~XXXXXX~~ 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 1979 taxes which have been pro rated and assumed by the buyers herein.

We further covenant and bind ourselves, ous heirs and representatives, to warrant and forever defend the title to said real estate to said Ben Murphy and Evelyn Murphy and Theresa Murphy

their ~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 3rd day of August, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Morris Kraft

Maxie D. Biener

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, C.A. Buchman, a Notary Public in and for said County and State, Morris Kraft and Maxie D. Biener

the within named bargainor, & , 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 3rd day of August, 19 79

Commission expires 7-13-80

C.A. Buchman
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.....

4910 08/16 100.10- CHECK

WARRANTY DEED

FROM

Morris Kraft and Maxie D. Biener

TO

Ben Murphy and Evelyn Murphy and Theresa Murphy

1 4 6 7 2 2

IDENTIF. REFERENCE

AUG 16 4 15 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: Box 1 Box 8 pa

WILKINS, ADAMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
40- [illegible]
NASHVILLE, TENNESSEE 37219

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

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

BOOK 5483 PAGE 587

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
			36000.00- CO	
			93.60 CO TX	
			.50 PRFE	
			6.00 MDEED	
			CHECK 10 .10-	
4910A	08/16/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 467222

IDENTIF. REFERENCE

AUG 16 4 15 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705398