Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-7-65	Billy G. Murphy Nancy E. Beasley	Mercantile Mortgage Company P. O. Box 14569 St. Louis, Mo. 63178
FIELD BOOK NUMBER(S) 8DA-55760	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5419 Knob Road	LOAN OR ACCOUNT NO. 019003-3 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BILLY E. FITZGERALD and wife, CAROLYN J. FITZGERALD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BILLY G. MURPHY and NANCY E. BEASLEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plan of Richland Meadows, Section 1, as of record in Book 2083, page 10.

Said Lot No. 17 fronts 59.9 feet on the southerly side of Knob Road and runs back 153 feet on the westerly line and 153 feet on the easterly line, to a dead line, measuring 54.1 feet.

Being the same property conveyed to Billy E. Fitzgerald and wife Carolyn J. Fitzgerald, by deed from James K. McElhiney and wife, Evelyn P. McElhiney, as of record in Book 3434, page 383.

This conveyance is made subject to restrictions of record in Book 2152, page 121; Book 2195, page 256.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of August, 1979.

Billy E. Fitzgerald

Carolyn J. Fitzgerald

STATE OF TENNESSEE

BOOK 5488 PAGE 23

COUNTY OF ~~DAVIDSON~~ Hardeman)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Billy E. Fitzgerald and wife, Carolyn J. Fitzgerald

the 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 Toone, Tennessee, this, the 18th day of August, 19 79.

Robert T. Teeple
Notary Public

My commission expires: 11-13-79

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 35,000.00

Billy G. Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 19 79

MY COMMISSION EXPIRES: 7-22-81 (AFFIX SEAL)
Notary Public

WARRANTY DEED

FROM

BILLY E. FITZGERALD AND WIFE

TO

BILLY G. MURPHY AND

NANCY E. BEASLEY

F 48262

IDENTIF. REFERENCE

AUG 24 10 14 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public

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

BOOK 5488 PAGE 24

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
6793A08/24/79		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 48262

IDENTIF. REFERENCE

Aug 24 10 14 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707226