18870

WARRANTY DEED

FROM

Mary Catherine Hines Duggan, et al

TO

Margaret Hines

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

Tom Ed Murray, Attorney

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Five and no/100 ($5.00) - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, other good and valuable considerations, and love and affection, we, Mary Catherine Hines Duggan and husband, Wilfred M. Duggan, Edward J. Hines and wife, Margaret Nenon Hines, and Joseph John Hines, unmarried, have bargained and sold, and by these presents do transfer and convey unto ~~xxxxx~~ Margaret Hines, an unmarried person, her heirs and assigns, all of our undivided interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly part of Lot No. 76 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, of the Register's Office for said County, and described according to a copy of a survey thereof made June 9, 1940, by S. R. Sanford, Jr., Civil Engineer, as follows:
Beginning at a point in the westerly margin of The Rainbow Place, formerly Shirley Place, at an iron pin which is 65 feet north of the common corner of Lots Nos. 76 and 78, and being the northeast corner of the property conveyed to Thos. F. Corcoran and wife, by deed from C.B. Kelley, of record in Book 1166, page 421, said Register's Office; thence along Corcoran's northerly line westerly 175.67 feet to a point in the easterly line of Lot No. 75, being Corcoran's northwest corner; thence with the line between Lots Nos. 75 & 76, northerly 62 feet to the southerly margin of Gen. John B. Hood Trail; thence with the margin of the same northeasterly 122 feet to a point, the beginning of a curve thence around said curve in an easterly and southerly direction 81 feet to a point in the westerly margin of The Rainbow Place; thence with the margin of the same southerly 60 feet to the point of beginning.
Being the same property conveyed to Joseph John Hines, Edward J. Hines, Margaret Hines and Mary Catherine Hines, by deed from C. B. Kelley, of record in Book 1132, page 240, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to a 50 foot set-back line from Shirley Place, now The Rainbow Place, a 25 foot set-back line from Gen. John B. Hood Trail, and a 10 foot easement along the rear of the lot for public utilities; all as shown on the plan of record in Book 1130, page 2, said Register's Office.

Said property is also conveyed subject to restrictive covenants contained in an instrument executed by James E. Caldwell & Co., of record in Book 1113, page 296, said Register's Office, to which reference is hereby made.

This conveyance is made subject to balance due the Provident Trust Company under deed of trust recorded in Minute Book 1188, pages 118-119, Register's Office for Davidson County, Tennessee, executed by Joseph John Hines, Edward J. Hines, Margaret Hines and Mary Catherine Hines, to James B. Turner, Trustee, in the principal amount of Six Thousand ($6000.00) Dollars, payable at the rate of Thirty-Nine and 60/100 ($39.60) Dollars per month, as of July 19, 1941, and which balance due under said indebtedness described in said deed of trust is expressly assumed by Margaret Hines as part of the consideration of this conveyance.