K 2034

For and in consideration of the sum of $ Ten ($10.00) and No/100 - - - - - - - - - - - -

- DOLLARS

cash in hand paid and other good and valuable consideration paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of an unpaid principal balance of $ 5,516.83 of an original note dated June 4, 1951 in the amount of $5,600.00, which note is secured by a Deed of Trust executed by Mary Elizabeth Murphree, single, to E. A. Covington, Trustee, of record in Book 1962, page 121, Register's Office for Davidson County, Tennessee.

I, Mary Elizabeth Murphree, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said James H. Bush and wife, Allene Bush, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 383 on the Map of Joywood Heights, Section II-A as of record in Book 1424, page 20, Register's Office for said County.

Said Lot No. 383 fronts 60 feet on the west side of Flamingo Drive and runs back between lines, 194.2 feet on the north line and 195.6 feet on the south line to a dead line in the rear on which it measures 60.1 feet.

Being the same property conveyed to Mary Elizabeth Murphree by deed from J. T. Murphree of record in Book 1977, page 75, said Register's Office.

This conveyance is made subject to:

1. Restrictions of record in Book 1373, page 98, R.O.D.C.Tenn.

2. The plan of record in Book 1424, page 20, shows a 30-foot building set-back line from Flamingo Drive, and a 10-foot easement for public utilities along the west or rear line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Bush and wife, Allene Bush, their heirs and assigns, forever.

And I do covenant with the said James H. Bush and wife, Allene Bush, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. , except as above set-out.

And I, Mary Elizabeth Murphree, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Bush and wife, Allene Bush, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of December, 1951.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Mary Elizabeth Murphree the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1951.

Commission expires April 6, 1955.

Hugh J. Bradley
Notary Public

56081

WARRANTY DEED

FROM

Mary Elizabeth Murphree

TO

James H. Bush et ux

1952

G 564