K 2490

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand One Hundred Fifty and No/100 -------
----------$12,150.00 ----------**DOLLARS**
Cash in hand paid by R. E. Falkenberry and wife, Ruth Falkenberry, the receipt of which is hereby acknowledged, we,

A. L. Murphy and wife, Loreen C. Murphy

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** R. E. Falkenberry and wife, Ruth Falkenberry
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. 88 on the Map of Donelson Hills, as of record in Book 2331, pages 22 and 23, Register's Office for said County.
Said Lot No. 88 fronts 75 feet on the west side of Dearborn Drive and runs back between lines 416.4 feet on the north line and 419.1 feet on the south line to a dead line in the rear on which it measures 75.2 feet.
Being part of the property conveyed to A. L. Murphy and wife, Loreen C. Murphy by deed from Herschel Greer, et als, of record in Book 2397, page 249, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 2396, page 365, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, pages 22 and 23, said Register's Office, which shows a 35-foot set-back line from Dearborn Drive, and a 20-foot easement running north and south through the approximate center 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 R. E. Falkenberry and wife, Ruth Falkenberry
their **heirs and assigns, forever.**

And we **do covenant with the said** R. E. Falkenberry and wife, Ruth Falkenberry
that we are **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, A. L. Murphy and wife, Loreen C. Murphy
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** R. E. Falkenberry and wife, Ruth Falkenberry
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 25th **day of** January, **19** 56

A. L. Murphy

Loreen C. Murphy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, **a Notary Public in and for said County and State, the within named** A. L. Murphy and wife, Loreen C. Murphy

the bargainer 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 office, this 25th **day of** January, **19** 56

My commission expires May 11, 1959

O. G. Jones.
Notary Public

PG 143