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WARRANTY DEED

FROM

Delton Denton, et ux

TO

Melvin T. Parkhurst, et ux

L-12,927

STATE OF TENN.
DAVIDSON COUNTY

Recorded in Book
Recording Fee
JAMES

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Two Thousand, Five Hundred and no/100 ($2,500.00) DOLLARS cash in hand paid by Melvin T. Parkhurst and wife, Linda Nixon Parkhurst, receipt of which is hereby acknowledged,

we, Delton Denton and wife, Helen Carr Denton have bargained and sold, and by these presents do transfer and convey unto the said Melvin T. Parkhurst and wife, Linda Nixon Parkhurst their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 121 on the Plan of Hillhurst Acres, Section 1, as of record in book 2331, pages 50 and 51, Register's Office for said County, described as follows:

Beginning on the southerly margin of Richmond Hill Drive at the corner of lots Nos. 121 and 122; thence with the line between said two lots southerly 141.6 feet and continuing with same southwesterly 129 feet to a concrete monument; thence north 64° 05' west 191.2 feet to the easterly margin of Warrick Drive; thence with same northeasterly 215 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 37.52 feet to the southerly margin of Richmond Hill Drive; thence with the same southeasterly 121.2 feet to the beginning.

Being the same real property conveyed to Delton Denton and wife, Helen Carr Denton, by deed from Richmond Construction Company, Inc., dated January 8, 1959, filed March 3, 1959, and recorded in book 2879, page 121, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along the southerly and easterly lines of premises, 100-foot building setback line from Richmond Hill Drive, and 40-foot building setback line from Warrick Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 50 and 51, said Register's Office; and to an easement for right-of-way for the purpose of laying, constructing, maintaining, operating, altering, replacing andremoving a pipe line for the transportation of natural