BK 2908

For and in consideration of the sum of $1.00 ---------- ONE AND NO/100 ---------- DOLLARS cash in hand paid by Gerald R. Herald and wife, Peggy L. Herald, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, E. M. Murphy and wife, Colleen M. Murphy,

have bargained and sold, and by these presents do transfer and convey unto the said Gerald R. Herald and wife, Peggy L. Herald,

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. 58 on the Plan of Merry Oaks, of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 58 fronts 83 feet on the south side of Cloverdale Road and runs back between lines, 118.8 feet on the west line and 257.5 feet on the east line to a dead line in the rear on which it measures 214.1 feet.

Being the same property conveyed to E. M. Murphy and wife, Colleen M. Murphy, by deed from E. C. Vinson and wife, of record in Book 2856, page 341, said Register's Office.

This conveyance is made subject to restrictions of record in Book 416, page 145, in Book 1846, page 109, in Book 1855, page 377, and in Book 1876, page 264, Register's Office for Davidson County, Tennessee, and the recorded plan which shows an Owner's Certificate, a 40-foot set-back line from Cloverdale Road, a 10-foot easement along the south rear line for public utilities and a 20-foot easement along the east side line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gerald R. Herald and wife, Peggy L. Herald, their heirs and assigns, forever.

And we do covenant with the said Gerald R. Herald and wife, Peggy L. Herald, 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 taxes for 1959 which have been prorated and assumed by the Grantees herein.

And we, E. M. Murphy and wife, Colleen M. 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 Gerald R. Herald and wife, Peggy L. Herald, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of June, 19 59

E. M. Murphy

Colleen M. Murphy

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Virginia E. Mitchell, a Notary Public in and for said County and State, the within named E. M. Murphy and wife, Colleen M. Murphy,

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 Nashville, Tennessee, this 1st day of June, 19 59.

Commission expires April 22, 1961

Virginia E. Mitchell
Notary Public

VIRGINIA E. MITCHELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Warranty Deed

From E. M. MURPHY AND WIFE,
COLLEEN M. MURPHY

To GERALD R. HERALD AND WIFE,
PEGGY L. HERALD

35159

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day
of JUN A.D. 1959 at 2:14 o'clock P.M.
Noted in Book 93 Page 145
Recorded in Book Page
Recording Fee: $2.00
JAMES P. NEW
By

BK 2908 PG 511