BK 3073

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Ellis M. Murphy and wife, Colleen M. Murphy

have bargained and sold, and by these presents do transfer and convey unto the said William C. Marker and wife, Frances E. Marker, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being lot No. 504 on the Plan of Merry Oaks, Section III, as of record in book 2330, page 47, Register's Office for said County.

Said lot No. 504 fronts 280 feet on the southerly side of Cloverdale Road and extends back 367.8 feet on the westerly line and 414.1 feet on the easterly line, measuring 283.6 feet thereon.

Being the same property conveyed to Ellis M. Murphy and wife, Colleen M. Murphy by deed from Ernest Niederhauser and wife, dated August 19, 1959, filed August 19,1959, and recorded in book 2956, page 41, and by deed of correction dated May 11, 1960, filed May 12, 1960, and recorded in book 3070, page 446, said Register's Office.

This conveyance is made subject to restrictions of record in book 1763, page 139, and in book 2956, page 41, and in book 2096, page 1, and in book 2450, page 71, Register's Office, Davidson County, Tennessee, and ten-foot easement for public utility purposes along the southerly line of premises, 200-foot building setback line from Cloverdale Road, of record in book 2330, page 47, Register's Office, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Marker and wife, Frances E. Marker, their

heirs and assigns, forever.

And we *do covenant with the said* William C. Marker and wife, Frances E. Marker

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.*

And we, Ellis 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* William C. Marker and wife, Frances E. Marker,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 30th *day of* May, *19*60.

Ellis M. Murphy

Colleen M. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Ellis M. Murphy and Colleen M. Murphy

the within named bargainor, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* May, *19*60.

NOTARY PUBLIC LARUE TENNESSEE

Hugh J. Bradley
Notary Public

Commission expires April 23, 1963.

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