BK 3224

WARRANTY DEED G-144058

REAU E. FOLK, JR., FIRM

For and in consideration of the sum of TEN AND NO/100 ******* DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

BENJAMIN D. BOURNE, a widower,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JANE H. MURPHY, a widow,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 22 on the Map of Glendale Park, Section I, as of record in Book 1130, page 45, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of Dale Avenue, being the common corner of Lots Nos. 22 and 23; thence easterly with the line between said lots, 205 feet to a point, being the corner of Lots Nos. 22, 23, 20, and 21; thence southerly with the line between Lots 21 and 22, 97 feet to the northerly margin of Glendale Lane; thence with the margin of said Lane, westerly 184.5 feet to a concrete monument set at the beginning of a curve; thence northwesterly around said curve with a radius of 25 feet, 38.4 feet to a concrete monument set in the easterly margin of Dale Avenue; thence with the margin of the same, northerly 72.8 feet to the point of beginning.

Being the same property conveyed to Benjamin D. Bourne and wife, Irene Bourne, by deed from Alfred C. Campbell, Jr., and wife, as of record in Book 1640, page 57, said Register's Office, the said Irene Bourne having since died.

This conveyance is made subject to restrictions of record in Book 1129, page 558, and in Book 1280, page 611, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 23rd day of May, 19 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rene E. Folk, a Notary Public in and for the State and County aforesaid, personally appeared the within named Benjamin D. Bourne, a widower, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of May, 19 61

My commission expires: July 24, 1962

Notary Public

WARRANTY DEED
CB&F
From
BENJAMIN D. BOURNE
10263
To
JANE H. MURPHY

Rec'd May 23 1961 at 12:47 PM
Fee 2.00
Book 3224 Page 503
JAMES D. WILLIAMS, Register

PG 503