BK 3225

WARRANTY DEED

FROM 41290

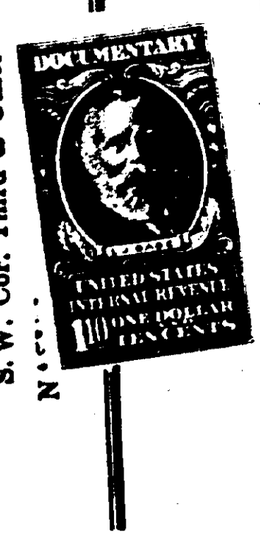
Donald R. Durham, et ux

TO

Morgan Murphy, et ux

STER'S OFFICE
OF TENNESSEE
DSON COUNTY
record 31 day
MAY A.D. 1961
at 8:45 o'clock A M
Noted in Book 98 Page 269
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] D.C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union



WARRANTY DEED

For and in Consideration of the sum of eleven thousand, nine hundred, twelve and 10/100----------($11,912.10)----------DOLLARS of which sum $1,000.00 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount Morgan Murphy and wife, Orilla J. Murphy have assumed and agreed to pay the unpaid balance of $10,912.10 of a note in the original amount of $11,300.00 with interest at the rate of 5-1/4% per annum and payable in monthly installments of $62.49 each, and said note is secured by a deed of trust of record in book 2890, page 47, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing the same have been assigned to Federal National Mortgage Association, by an instrument of record in book 2898, page 582, said Register's Office,

we, Donald R. Durham and wife, Anita S. Durham have bargained and sold, and by these presents do transfer and convey unto the said Morgan Murphy and wife, Orilla J. Murphy, 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. 104 on the Map of Blanchard Heights, as of record in book 2663, pages 62 and 63, Register's Office for said County. Said lot No. 104 fronts 90 feet on the northeasterly side of Creekside Drive and runs back between lines 250.12 on the northwesterly line and 295.55 feet on the southeasterly line to a dead line in the rear, which is a broken line, on which it measures 151.2 feet.

Being the same real property conveyed to Donald R. Durham and wife, Anita S. Durham, by deed from Melview Homes, Inc., dated January 2, 1959, filed January 12, 1959, and recorded in book 2861, page 629, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along rear line of premises, anchor easement at southwest corner of premises, 90-foot building setback line from Creekside Drive, and conditions of owners certificate, as shown on plan of record in book 2663, pages 62 and 63, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2795, page 99, said Register's Office.

PG 449