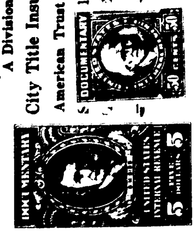
K 3252

WARRANTY DEED

FROM 18371 John P. Hamilton, et ux

TO Mary L. Murphy

Compliments of
Guaranty Title Company
A Division of
City Title Insurance Company
American Trust Building
Nashville 3, Tennessee



WARRANTY DEED

For and in Consideration of the sum of eleven thousand, four hundred and no/100 ----------($11,400.00)---------- DOLLARS

of which sum $4,959.12 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount, Mary L. Murphy has assumed and agreed to pay the unpaid balance of $6,440.88 of a note in the original amount of $10,000.00 with interest at the rate of 4% per annum and payable in monthly installments of $52.80, and said note is secured by a deed of trust of record in book 1739, page 189, Register's Office for Davidson County, Tennessee,

we, John P. Hamilton and wife, Ann P. Hamilton

have bargained and sold, and by these presents do transfer and convey unto the said

Mary L. Murphy, her

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

Being lot No. 14 on the Map of Rolling Acres, No. Two, Section One, as of record in book 1424, page 45, Register's Office for said County, and described as follows:
Beginning at a point in the westerly margin of Skyview Drive, at the common corner of Lots Nos. 13 and 14; thence with the line between said lots, westerly 135 feet to a point; thence southerly 77.04 feet to a point in the north margin of Eastland Avenue; thence with the margin of the same, easterly 115.25 feet to a concrete monument at the beginning of a curve; thence around said curve, northeasterly 31.17 feet to a concrete monument in the westerly margin of Skyview Drive; thence northerly with the margin of said Drive 55.63 feet to the point of beginning.
Being the same real property conveyed to John P. Hamilton and wife, Ann P. Hamilton, by deed from Octavius C. Davis and wife, Lola B. Davis, dated October 4, 1956, filed October 12, 1956, and recorded in book 2597, page 231, said Register's Office.
This conveyance is made subject to fifteen-foot easement for public utility purposes along rear line of premises, fifteen-foot building setback line from Eastland Drive, seventy-five foot building setback line from Skyview Drive, and conditions of owners certificate, as shown on plan of record in book 1424, page 45, said Register's Office; and to restrictive covenants contained in an instrument of record in book 1627, page 281, said Register's Office.

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