BOOK 3894 PAGE 425

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Conrad et ux (NAME:)	John B. Conrad et ux (NAME:)	FH1236.5
Montcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	Montcrest Drive (STREET ADDRESS)	Map 158-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 7 m.c

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

cash in hand paid and other good and valuable considerations to us paid by JOHN B. CONRAD and wife, ESTHER T. CONRAD, the receipt of which is hereby acknowledged,

We, HAROLD C. McGUIGAN AND WIFE, ALTHEA W. McGUIGAN, *have bargained and sold, and by these presents do transfer and convey unto the said* JOHN B. CONRAD and wife, ESTHER T. CONRAD, 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. 52 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 52 fronts 190 feet on the northerly margin of Moncrest Drive and runs back 306.5 feet on the easterly line and 251.8 feet on the westerly line to a dead line measuring 164 feet thereon.

Being the same property conveyed to Harold C. McGuigan and wife, Althea W. McGuigan by deed from W. R. Harrison and wife, Marie C. Harrison, of record in Book 2901, page 433, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and repurchase agreement of record in Book 2435, Page 237, Register's Office for Davidson County, Tennessee, made applicable to premises by an instrument of record in Book 2446, Page 405, and amended by instruments of record in Book 2447, Page 303, and Book 2603, Page 440, Register's Office for Davidson County, Tennessee; Owner's Certificate, a 100 foot minimum building setback line from Montcrest Drive, 10 foot easement for public utility purposes along the northerly line of said lot, and a 2.5 x 20 foot utility anchor easement located on the southwest corner of said lot, as shown on Plan of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Hillsboro Park, Inc., joins in this instrument in full satisfaction of the said restrictions to signify its consent to this conveyance.

unimproved ( )
This is improved (X) property, known as Montcrest Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN B. CONRAD and wife, ESTHER T. CONRAD, their *heirs and assigns, forever.*

And we *do covenant with the said* JOHN B. CONRAD and wife, ESTHER T. CONRAD *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 by restrictive covenants, easements, setback line and Owner's Certificate, as hereinabove set forth, subject to which this conveyance is executed, and taxes for the year 1965 which have been prorated and assumed by the Grantees.

And we, HAROLD C. McGUIGAN AND WIFE, ALTHEA W. McGUIGAN, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOHN B. CONRAD AND WIFE, ESTHER T. CONRAD, their *heirs and assigns against the lawful claims of all persons whomsoever.*

EXECUTED
~~Witness~~ hand~~x~~ this 26th day of April ~~May~~, 19 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harold C. McGuigan
Harold C. McGuigan

Althea W. McGuigan
Althea W. McGuigan

HILLSBORO PARK, INC.

by: F. N. McNeill
F. N. McNeill, President

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kathryn Jarrell, a Notary Public in and for said County and State, the within named Harold C. McGuigan and wife, Althea W. McGuigan

the bargainors, 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 6th day of ~~April~~ May, 1965.

Kathryn Jarrell, Notary Public.

Commission Expires May 7, 1968.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary S. Hall, a Notary Public of the State and County aforesaid, personally appeared F. N. McNeill, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Hillsboro Park, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of ~~April~~ May, 1965.

Mary S. Hall
Notary Public

Commission Expires Oct 31, 1965.

WARRANTY DEED

FROM

Harold C. McGuigan et al

TO

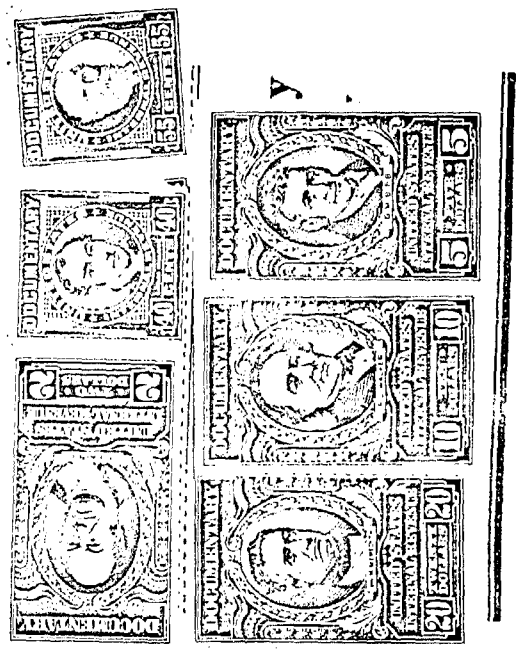
John B. Conrad et ux

82018

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 25 3 28 PM '65

NOTED BOOK 111 PAGE 134
RECORDING FEE 2.25
DEP. REG. X



STATE TAX $ 5.25
PROBATE .50
TOTAL $ 5.75

MAY 25 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID MAY 25 1965

CT