WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia H. Torlay (NAME:)	Murphree Mortgage Company (NAME:)	Map. 196-4
4757 Timberhill Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Pr. 75
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of.....

---Twenty-one Thousand Five Hundred and no/100 ($21,500.00)----*DOLLARS*

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Charles E. Kilpatrick and wife, Peggy W. Kilpatrick,

.....*have bargained and sold, and by these presents do transfer and convey unto*

the said .....Patricia H. Torlay, her.....

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

Land in Davidson County, Tennessee, being Lot No. 748 on the Plan of Caldwell Hall, Section XI, as of record in Book 3300, page 54, Register's Office for said County.

Said Lot No. 748 fronts 90.29 feet on the west side of Timberhill Drive and extends back 200.75 feet on the north line and 203 feet on the south line, to a dead line in the rear on which it measures 78.58 feet, said dead line being a broken line.

Being the same property conveyed to Charles E. Kilpatrick and wife, Peggy W. Kilpatrick, by deed from William A. Hamlin and wife, of record in Book 4321, page 420, Register's Office for said County.

This conveyance is made expressly subject to the following:

1. Taxes for the year 1970 which have been prorated, and the payment of which has been assumed.

2. Ten foot easement across the rear of the lot for public utilities, anchor easement 2-1/2 x 25 feet at the southeast front corner of the lot, 10 foot easement for sewerage extending across the southwesterly portion of the lot, 30 foot setback line from Timberhill Drive, and conditions of owners certificate as shown on plan of record in Book 3300, page 54, said Register's Office.

3. Restrictive covenants contained in an instrument of record in Book 3373, page 126, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,500.00

Affiant

Subscribed and sworn to before me, this the 13th day of August, 1970

Notary Public

My commission expires: April 30, 1973
(Affix Seal)

MARY A. GILLESPIE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMM. EXPIRES APR. 30, 1973

This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

4. Deed of trust executed by William A. Hamlin and wife, Georgia C. Hamlin, to Raymond L. Davis, Jr., Trustee, dated May 24, 1963, filed May 28, 1963, and recorded in Book 3590, Page 411, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the originalamount of $16,000.00, payable as therein specified.

AUG 13	CONV	21,500.00			
AUG 13	S TAX		A*	55.90	
AUG 13	PR FEE		A*	.50	
AUG 13	W DEED		A*	4.50	* 60.90

A 8 6 7 8 8

IDENTIF. REFERENCE

AUG 13 1 53 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved (X) property, known as 4757 Timberhill 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 Grantee, her *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as herein-above set forth.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 13th *day of* August, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles E. Kilpatrick

Peggy W. Kilpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry A. Gillespie, *a Notary Public in and for said County and State, the within named* Charles E. Kilpatrick and wife, Peggy W. Kilpatrick,

*the bargainor*s*, 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* 13th *day of* August, *19*70

Henry A. Gillespie, *Notary Public.*

Commission Expires April 30, 1973

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE MY COMMISSION EXPIRES APR. 30, 1973

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, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....