36038

IDENTIFICATION REFERENCE

JUN 12 2 27 PM '87

TERRY L. WHISCHLER REGISTER
DAVIDSON COUNTY, TN

File 31

This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Mortgagee:	Map-Parcel Numbers
H. Lawrence Murphy and wife, Patricia June Wynne Murphy 590 Valley Wood Dr. NASHVILLE TN. 37211	None	92-10-337

BOOK 7267 PAGE 223

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, HCA REALTY, INC., the Grantor herein, has bargained and by these presents does transfer and convey unto H. LAWRENCE MURPHY and wife, PATRICIA JUNE WYNNE MURPHY, the Grantees herein, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Map 92-10, Parcel 337:

Three parcels of land located in the Thirteenth Civil District in the City of Nashville, Davidson County, Tennessee described as follows:

PARCEL NO. 1: That part of Lot 6 and that part of the South 50 feet, in equal width, of Lot 5 in McEwen's Addition to Nashville lying Northwesterly of and adjacent to a line that lies parallel to and 25 feet Northwesterly from the centerline of the Illinois Central Gulf Railroad Company's main track;

PARCEL NO. 2: Beginning at a point in the South line of the North 50 feet, in equal width, of Lot 5 in McEwen's Addition to Nashville, 50 feet perpendicularly distant northwesterly from the centerline of Grantor's main track; thence northeasterly parallel to and 50 feet northwesterly from said centerline of main track to a point in the East line of said Lot 5; Thence South along said East line to a point in a line that lies parallel to and 25 feet northwesterly from said centerline of main track; Thence southwesterly along the last said parallel line to a point in said South line of the North 50 feet of Lot 5; thence West along said South line to the point of beginning.

The described properties are encumbered with a covenant running with the land described in instrument of record in Book 5147, page 405, Register's Office of Davidson County, Tennessee, as follows:

Grantee agrees to forever maintain an unobstructed sight zone over and across the premises herein above conveyed to provide a clear view between rail, pedestrian and vehicular traffic approaching the existing crossing in 26th Avenue (Euclid Street). Said sight zone being more particularly described as that part of the property herein above conveyed lying southeasterly of and adjacent to a line that extends northeasterly from a point on the East line of said 26th Avenue, 50 feet perpendicularly distant northwesterly from the centerline of Grantor's main track to a point on the East line of said Lot 5 of McEwen's Addition to

Nashville, 30 feet perpendicularly distant northwesterly from said centerline of main track. This covenant shall run with the land and be binding upon the Grantee, its successors and assigns.

Grantor reserves the right for the continued maintenance, replacement and use of all existing conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements on said premises whether or not of record including the repair, reconstruction and replacement thereof and Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto.

Being the same property conveyed to Safeco Title Insurance Company, Trustee, by deed from CMC, Inc., and recorded in Book 6295, page 444, Register's Office of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the north part of Lot No. 5 on the map of McEwen's Addition to Nashville, of record in Plan Book 1, page 124, of the Chancery Court of Nashville.

Said part of said Lot No. 5 fronts 50 feet on the easterly side of 26th Avenue North and runs back between lines, 188 feet on the north line and 175 feet, more or less, on the south line, to the west line of the right of way of the Tennessee Central Railroad, on which it measures 55 feet.

Being the same property conveyed to Safeco Title Insurance Company, Trustee, by deed from CMC, Inc. and recorded in Book 6295, Page 444, Register's Office of Davidson County, Tennessee.

This is improved property known as 525 26th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth. Taxes for 1987 are to be prorated as of the date of this deed. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 1st day of June, 1987.

HCA REALTY, INC.

By: _____

Title: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rosemary T. Stallings, of the state and county aforesaid, personally appeared David T. Malone, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of HCA Realty, Inc., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, TN, this 2nd day of June, 1987.

Rosemary T. Stallings
Notary Public

My Commission Expires:

Nov. 12, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $215,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

H. L. Murphy

Sworn to and subscribed this 1st day of June, 1987.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

JH/fjj

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7267 PAGE 226

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			215000.00- CAMT.	
			602.00 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	611.50-
			8023A06/12/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3603 8.

IDENTIFICATION REFERENCE

JUN 12 2 38 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93129