WARRANTY DEED

For and in consideration of the sum of $1,600.00 - - - -

- - - - - One Thousand Six Hundred and No/100 - - - - - - - - - - - DOLLARS

cash in hand paid by E. Hord Miles and wife, Willie Betty B. Miles, the receipt of which is hereby acknowledged.

We, Randal E. Brown and wife, Ann Pogue Brown, have bargained and sold, and by these presents do transfer and convey unto the said E. Hord Miles and wife, Willie Betty B. Miles, their heirs and assigns, a certain tract or parcel of land in 7th Civil District of Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 4 on the unrecorded subdivision of parts of lots Nos. 29 and 30 of the Forest Park Land Company's Subdivision, which latter subdivision is of record in book 161, page 144, Register's Office for said County, and said lot No. 4 shown on a survey made by S. H. Sanford, Jr., Civil Engineer, July 1940 is identically the same as the north 90 feet of the west 230 feet of lot No. 29 of said Forest Park Land Company's Subdivision, and is described as follows:
Beginning at a point in the easterly margin of Parker Ave., formerly Maplewood Avenue, 312 feet southerly from the southerly margin of Woodlawn Drive, being the southwest corner of lot No. 28 on said plan; thence with the southern boundary line of said lot No. 28, eastwardly 230 feet to a point; thence southwardly 90 feet to the northeast corner of Lot No. 3 on said unrecorded plan; thence with the northern boundary line of said lot No. 3, westwardly 230 feet to a point in the easterly margin of said Parker Avenue, being the northwest corner of said Lot No. 3; thence with the easterly margin of said Parker Avenue, northwardly 90 feet to the beginning.
This conveyance is made subject to restrictive covenants contained in an instrument by Isabelle G. Thuss, dated August 8, 1940, of record in book 1148, page 31, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Randal E. Brown and wife, Ann Pogue Brown, by deed from Isabelle G. Thuss and husband, of record in book 1414, page 96, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. Hord Miles and wife, Willie Betty B. Miles their heirs and assigns, forever.

And we do covenant with the said E. Hord Miles and wife, Willie Betty B. Miles 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 1948 taxes which the grantees assume and agreed to pay, same having been prorated as of Aug. 25, 1948

And we, Randal E. Brown and wife, Ann Pogue Brown do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. Hord Miles and wife, Willie Betty B. Miles their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of August, 1948

Randal E. Brown

Ann Pogue Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named Randal E. Brown and Ann Pogue Brown

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 office, this 25th day of August, 1948

My Commission expires July 6, 1950

Frankie Wilkes
Notary Public