K 1816

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
Ten and No/100ths - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by James William Miles and wife, Lela B. Miles, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Willie T. Cato and wife, Maxine Cato

have bargained and sold, and by these presents do transfer and convey unto the said James William Miles and wife, Lela B. Miles their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 78 on the plan of Anderson Estates, as of record in book 1130, page 37, Register's Office for said County, being on the plan of the resubdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson & Gee, Surveyors, August 5, 1946, as follows:

Beginning 45.3 feet from a monument on the southeast corner of McArthur Drive and DuPont Avenue; thence Eastwardly between the common lines of Lots 78 and 79- 136 feet to a point at the common corner of Lots, 22, 23, 78 and 79; thence northwardly 65 feet between lots 23 and 78 to a point at the common corner of Lots 23, 24, 77, and 78; thence westwardly 136 feet along the common lines of lots 77 and 78 to a point on the easterly margin of McArthur Drive; thence southerly along said margin 65 feet to the point of beginning.

Being the same property conveyed to Willie T. Cato and wife, Maxine Cato, by deed from John W. Anderson and wife, of record in book 1633, page 38, said Register's Office.

This conveyance is made subject to restrictive covenants contained of record in book 1181, page 342, said Register's Office, also easement for public utilities and a 30 foot building setback line.

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

And we do covenant with the said James William Miles and wife, Lela 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.

And we, Willie T. Cato and wife, Maxine Cato do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James William Miles and wife, Lela B. Miles their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of March, 19 50.

Willie T. Cato
Willie T. Cato
Maxine Cato
Maxine Cato

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named Willie T. Cato and wife, Maxine Cato the bargainor, 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 29 day of March, 19 50.

Ross V. Dunn
Notary Public

Commission expires April 3, 1950

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