2085

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) ---------- DOLLARS

cash in hand paid by James Martin Miller and wife, Fannie Mae Miller, and other valuable consideration, the receipt of which is hereby acknowledged; we, Fannie Miller Pitts and husband, Huland D. Pitts,

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



Being lots Nos. 33 and 34 on the Revised Plat of the New Golf Club Subdivision, as of record in book 421, page 185, Register's Office for said county.
Said Lots Nos. 33 and 34 front together 148 feet 3 inches on the easterly side of Highland Avenue and run back 254 feet 4 inches on the northerly line and 263 feet 6 inches on the southerly line, with the northerly margin of Warner Place, to a dead line, measuring 226 feet thereon.
Being the same property conveyed to Fannie Miller Pitts by installment deed from Nashville Trust Company, Trustee, dated December 1, 1945, of record in Book 1367, page 95, Register's Office for Davidson County, Tennessee.





This conveyance is made subject to restrictive covenants contained in deed from T. J. Tyne, et al to J. D. Hutton, et al, of record in book 653, page 112, Register's Office for Davidson County, Tennessee.

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 Martin Miller and wife, Fannie Mae Miller, heirs and assigns, forever.

And we do covenant with the said James Martin Miller and wife, Fannie Mae Miller, 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 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 Martin Miller and wife, Fannie Mae Miller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of April, 1952

Fannie Miller Pitts

Huland D. Pitts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary Lee Allen, a Notary Public in and for said County and State, the within named ~~Fannie Miller Pitts and husband~~ Huland D. Pitts,

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

Witness my hand and official seal at office, this 26th day of April 1952

Commission expires April 16, 1956

Mary Lee Allen
Notary Public

FOSTER & PARKES CO., NASHVILLE

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