2087

For and in consideration of the sum of $ 9,000.00 -

Nine Thousand and No/100 - **DOLLARS**

Cash in hand paid by Latham Davis Miller and wife, Bonnie K. Miller, the receipt of which is hereby acknowledged, I,

J. R. Coarsey, Substitute Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Latham Davis Miller and wife, Bonnie K. Miller

their **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. 56 on the Map of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County.
Said Lot No. 56 fronts 65 feet on the westerly side of Maplecrest Drive and runs back between lines, 195 feet on the northerly line and 182 feet on the southerly line to the right-of-way line of the Tennessee Central Railroad on which it measures 82 feet.
Being part of the property conveyed to J. R. Coarsey, Substitute Trustee, under the terms of a deed from Dee Milligan Quarles, a widow, of record in Book 1811, page 566, said J. R. Coarsey having been appointed Substitute Trustee, by an instrument of record in Book 1906, page 357, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 1874, page 452, the plan of record in Book 1835, pages 27 and 28, RODC, Tennessee, a 40-foot set-back line from Maplecrest Drive, a 20-foot easement along the westerly or rear line of the lot for public utilities, and an easement 2 x 20 feet for telephone leads at the southeast corner fronting 2 feet on Maplecrest Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Latham Davis Miller and wife, Bonnie K. Miller their **heirs and assigns, forever.**

And I **do covenant with the said** Latham Davis Miller and wife, Bonnie K. Miller **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered,** except 1952 taxes which have been prorated and are hereby assumed by the purchasers.
And I, J. R. Coarsey, Substitute Trustee **do further covenant and bind** myself, my successors **heirs and representatives, to warrant and forever defend the title to the said land to the said** Latham Davis Miller and wife, Bonnie K. Miller their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my hand this 2nd day of July, 19 52.

J. R. Coarsey Substitute Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named J. R. Coarsey, Substitute Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 19 52

Commission expires July 6, 1955

O. G. Jones, Notary Public

WARRANTY DEED

FROM
J. R. COARSEY, SUBSTITUTE TRUSTEE

TO
LATHAM DAVIS MILLER AND WIFE,
BONNIE K. MILLER

SEALED

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
Jul 9 1952
at 8:41 A.M.
Recorded in Book 1978 Page 431
Fee 2.00
Jas. M. Woods Registrar

426