K 2088

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, Huland D. Pitts and wife, Fannie Miller 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 lot No. 32 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 lot No. 32 fronts 100 feet on the easterly side of Highland Avenue and runs back 256 feet 8 inches on the northerly line and 254 feet 4 inches on the southerly line to the westerly line of lot No. 9, measuring 100 feet thereon.
Being the same property conveyed to Huland D. Pitts and wife, Fannie Miller Pitts, by deed from William O. Lee, Trustee, dated July 19, 1946, of record in book 1404, page 174, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in book 653, page 112, Register's Office for said County.

This conveyance is made subject to a deed of trust from grantors to James B. Turner, Trustee, dated May 27, 1947, of record in Book 1497, page 240, Register's Office for Davidson County, Tennessee, to secure an indebtedness therein described.

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, their 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, except as above set out.

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 hand this 7th day of July, 1952.

DOCUMENTARY TAX PAID STATE OF TENNESSEE 50¢

Huland D. Pitts
Fannie Miller Pitts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Eunice J. Pearce, a Notary Public in and for said County and State, the within named Huland D. Pitts and wife, Fannie Miller Pitts,

the bargainor S 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 7 day of July, 1952.

Commission expires Oct. 1, 1955

Eunice J. Pearce
Notary Public

22202

WARRANTY DEED

FROM Huland D. Pitts et ux

TO James Martin Miller et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
Rec'd for Reg. at 3:49 P.M. JUL. 15 1952
Recorded in Book 2088 Page 182
Fee $1.00
By [illegible]

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave. North
NASHVILLE, TENN.

Form 108 A F. & P. Co.

G 182