2090

For and in consideration of the sum of $ 8,056.31,

-- EIGHT THOUSAND FIFTY-SIX AND 31/100 - - - - DOLLARS

Of which $1,000.00 has been paid in cash, receipt of which is hereby acknowledged, and for the remainder the grantees herein assume and agree to pay the remaining unpaid balance of $7,056.31 of a note in the original amount of $7,400.00, executed by Clifton Groves and wife, to Guaranty Mortgage Company, dated August 4, 1951, with 4% interest, both principal and interest payable $39.07 monthly, and secured by deed of trust of record in Book 2048, page 285, Register's Office for Davidson County, Tennessee, - - -

We, Eliza G. Miller and husband, Oscar W. Miller,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES H. WILLIAMS AND WIFE, BARBARA E. WILLIAMS,

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. 74 on the Map of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County.

Said Lot 74 fronts 60 feet on the easterly side of Gibson Drive and runs back between lines, 377.8 feet on the northerly line and 390.5 feet on the southerly line, to a dead line in the rear, measuring 61.33 feet thereon.

Being the same property conveyed to Eliza G. Miller by deed from Clifton Groves and wife, of record in Book 2039, page 277, 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 James H. Williams and wife, Barbara E. Williams, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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 forth, and by 1952 taxes, which the grantees herein assume and agree to pay.

And we, Eliza G. Miller and husband, Oscar W. Miller,

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 H. Williams and wife, Barbara E. Williams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of August, 19 52.

Eliza G. Miller

Oscar W. Miller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Frensley, a Notary Public in and for said County and State, the within named Eliza G. Miller and husband, Oscar W. Miller,

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 Nashville, Tennessee, this 6th day of August, 19 52

Commission expires May 1, 1954

James A. Frensley
Notary Public

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NASHVILLE, TENNESSEE

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of Richmond, Virginia

WARRANTY DEED
G-85154 - mk

FROM
ELIZA G. MILLER ET VIR

TO
JAMES H. WILLIAMS, ET UX

$40.0

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