88003

WARRANTY DEED

FROM

C. J. Sain et ux.

TO

Roy H. Milton et ux.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

G-123990

WARRANTY DEED xyz-d

For and in Consideration of the sum of

Five ($5.00) and no/100 - DOLLARS

cash in hand paid by Roy H. Milton and wife, Kathryn Ramsey Milton, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged.

We, C. J. Sain and wife, Celestine F. Sain

have bargained and sold, and by these presents do transfer and convey unto the said

Roy H. Milton and wife, Kathryn Ramsey Milton, 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. 27 and the northerly part of lot No. 28 on the Plan of Merry Oaks, as of record in book 1835, pages 67 and 68, Register's Office for said County, described together as follows:
Beginning on the easterly margin of Fairway Drive at the corner of lots Nos. 26 and 27; thence with said Drive southwardly 123 feet to a point 40 feet north of the corner of lots Nos. 28 and 29; thence eastwardly, parallel with and 40 feet north of the line between lots Nos. 28 and 29, 293 feet, more or less, to the westerly line of lot No. 235; thence northwardly with the westerly line of lots Nos. 235, 234 and 233, 180 feet, more or less, to the corner of lots Nos. 26 and 27; thence with the line between said two lots westwardly 275.2 feet to the beginning.
Said lot No. 27 being the same property conveyed to C. J. Sain by deed from McFarland Heights, Inc. of record in book 2034, page 326, and said part of lot No. 28 being part of the property conveyed to C. J. Sain by deed from McFarland Heights, Inc., of record in book 2034, page 322, said Register's Office.

This conveyance is made subject to utility easement, building setback line and conditions of owners certificate as shown on plan of record in book 1835, pages 67 and 68, and restrictive covenants contained in book 1788, page 427 and in book 1855, page 377 as amended in book 1876, page 264, said Register's Office.