K 2134

For and in consideration of the sum of $ ----------($10.00)---------- **DOLLARS**

----------TEN AND NO/100----------

cash in hand paid by Merrel Carter Hitchcock and wife, Gertrude L. Hitchcock, and other good and valuable considerations, receipt of which is hereby acknowledged, we, William L. Miller, Jr. and wife, Dorothy Patterson Miller

have bargained and sold, and by these presents do transfer and convey unto the said Merrel Carter Hitchcock and wife, Gertrude L. Hitchcock

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 the southeasterly 65 feet of lot No. 24 of Block "E" on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.
Said part of lot No. 24 fronts 65 feet on the northeasterly side of Ardee Avenue and runs back between parallel lines 175 feet to a dead line.
Being the same property conveyed to William L. Miller, Jr. et ux, Dorothy Patterson Miller, by deed from James E. Matthews, et ux, of record in Book 1732, page 273, Register's Office for Davidson County, Tennessee.
Conveyance subject to all easements and restrictions on the plan of Country Club Estates.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Merrel Carter Hitchcock and wife, Gertrude L. Hitchcock **their heirs and assigns, forever.**

And we **do covenant with the said** Merrel Carter Hitchcock and wife, Gertrude L. Hitchcock **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 for 1953 taxes which have been prorated and assumed by the grantees.

And we, William L. Miller, Jr. and wife, Dorothy Patterson 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** Merrel Carter Hitchcock and wife, Gertrude L. Hitchcock, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand s this 30 day of January, 19 53.

William L. Miller Jr.

Dorothy Patterson Miller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Anna J. Fergerson, a Notary Public in and for said County and State, the within named William L. Miller, Jr. and wife, Dorothy Patterson 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 30th day of January, 19 53

Commission expires April 9, 1956

Anna J. Fergerson
Notary Public

WARRANTY DEED

FROM WILLIAM L. MILLER, JR. AND WIFE, DOROTHY PATTERSON MILLER

TO 89839 MERREL CARTER HITCHCOCK AND WIFE, GERTRUDE L. HITCHCOCK

10,250.00

GZ 225

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record FEB 6 1953 at 8:01 o'clock A.M.
Noted in Book 1775 Page 432
Recorded in Book 2134 Page 505
Recording Fee $ 1.65
JAMES P. WILSON, Register
By S. C.

11.55

DELTA FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

Published by