K 2302

WARRANTY DEED

FORMS FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Two Thousand Seven Hundred Fifty and 00/100 ($2,750.00) - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged from Roy A. Miles Jr., and wife Carolyn Rust Miles, we, William A. Hills and wife Evelyn S. Hills

have bargained and sold, and by these presents do transfer and convey unto the said Roy A. Miles Jr., and wife Carolyn Rust Miles, 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. 226 on the Plan of West Meade Farms, Inc., Section "H", as of record in Book 2133, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 226 is described as beginning at a point on the southerly margin of Gun Club Road, the common corner of Lots 225 and 226; thence with the line between said lots, southwardly 260.3 feet to the northerly line of Lot 223; thence with the line of said Lot 223, westwardly 197.3 feet to the easterly margin of Vosswood Drive; thence with the margin of said Drive, northwardly 181 feet to a concrete monument, and continuing with the same, northwardly 7.3 feet to a concrete monument at the beginning of a curve; thence along said curve, northeastwardly 41.7 feet to the southerly margin of Gun Club Road; thence with the margin of said Road, eastwardly 154.4 feet to the beginning.

Being the same property conveyed to William A. Hills and wife, Evelyn S. Hills by deed from West Meade Farms, Inc., of record in Book 2100, page 543 of the Register's Office of Davidson County, Tennessee.

Included in this conveyance is Grantor's right to a water tap.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy A. Miles Jr., and wife Carolyn Rust Miles, their heirs and assigns, forever.

And we do covenant with the said Roy A. Miles Jr., and wife Carolyn Rust Miles 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 taxes for the current year, which are prorated and assumed by purchaser; also restrictive covenants of record in Book 2099, page 597, R.O.D.C., Tenn.

And we, the said William A. Hills, and wife Evelyn S. Hills, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy A. Miles Jr., and wife Carolyn Rust Miles, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of October, 1964

William A. Hills
Evelyn S. Hills

WITNESSES:
T. Pandy Gwinn
John H. Hall

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