K 2445

WARRANTY DEED — NASHVILLE TITLE COMPANY

For and in consideration of the sum of
Ten and 00/100- DOLLARS ($ 10.00 - -),

Cash in hand paid by, George I. Mills and wife, Juanita M. Mills, and other good and valuable considerations the receipt of all of which is hereby acknowledged,

Roy B. Epps and wife, Evelyn Camille Epps,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

George I. Mills and wife, Juanita M. Mills,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, being known as Lot "A" on the unrecorded Map of the Subdivision by E. D. Green of the northwest part of Lot No. 5 and the southwest part of Lot No. 6, in an unrecorded Subdivision, of the W. J. Myers Farm, described according to a copy of a survey thereof by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the east margin of Mount View Road, at the southwest corner of Tract "A" as shown on said survey; thence north 2° 02' east 150 feet to a point; thence leaving Mount View Road, south 87½° east 416.4 feet to a point; thence south 11° 34' west 151 feet to a point; thence north 87½° west 393.7 feet to the point of beginning.

Being the same property conveyed to Roy B. Epps and wife, Evelyn Camille Epps, by deed from E. D. Green and wife, of record in Book 1432, page 632, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. 1955 state and county taxes have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 11th day of August, 1955.

Roy B. Epps

Evelyn Camille Epps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy B. Epps and wife, Evelyn Camille Epps, 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, the 11th day of August, 1955.

Leola B. Russell
Notary Public

My commission expires: 2-1-58

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