BK 2540

WARRANTY DEED

For and in consideration of the sum of $ 10.00
TEN AND NO/100
Cash in hand paid by Donald A. Miller and wife, Cecilly S. Miller, and other good and valuable considerations, receipt of which are hereby acknowledged,

CARL BATSON, INC., has

bargained and sold, and by these presents do transfer and convey unto the said Donald A. Miller and wife, Cecilly S. Miller

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot Nos. 47 and 48 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for said County, and described together as follows:

Beginning at a concrete monument in the easterly margin of Dodge Drive near Flushing Drive; thence along the margin of Dodge Drive southerly and southeasterly 558.22 feet to a point; thence leaving Dodge Drive northerly 54.42 feet to a concrete monument and northeasterly 464 feet to a concrete monument on the face of a bluff at Mill Creek; thence northwesterly 464.57 feet to the margin of Flushing Drive; thence with the margin of the same southwesterly 127.46 feet to the beginning of a curve; thence around said curve southerly 31.42 feet to the point of beginning.

Being part of the property conveyed to Carl Batson, Inc. by deed from D. Charlton Pugh and wife, of record in Book 2492, page 449, said Register's Office.

This conveyance subject to restrictive covenants of record in Book 2495, page 513, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald A. Miller and wife, Cecilly S. Miller their heirs and assigns, forever.

And CARL BATSON, INC., does covenant with the said Donald A. Miller and wife, Cecilly S. Miller that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered except taxes for 1956 which are pro rated and assumed by the grantee herein.

And CARL BATSON, INC., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Donald A. Miller and wife, Cecilly S. Miller their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, CARL BATSON, INC., has caused this instrument to be executed by its duly authorized officers this 26th day of May, 1956.

ATTEST

By: Joe Holmes
Secretary-Treasurer

CARL BATSON, INC.

By: Carl Batson
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

PG 595