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WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $19,500.00- - - - - - - - - - - - - - - - - -

NINETEEN THOUSAND FIVE HUNDRED & NO/100- DOLLARS paid and to be paid by E.J.Miller and wife,Dimple Miller,as follows: $5253.69 cash in hand paid,receipt of which is acknowledged,and for the remainder of $14,246.31,representing the principal balance and interest on two notes,described as follows: No.1: Balance $9258.06, secured by deed of record in Book 2361,page 539,RODC,Tenn.,,payable to Home-Federal Svgs.of Nashville in monthly payments of $77.63 each,including 5½% interest.No.2:Balance $4988.25, secured by lien of record in Book 2542,page 546,RODC.Tenn.,payable at First American Bank in monthly payments of $30.00 each,including 6% interest,balance due Jan.3,1960;said Grantees do agree,as evidenced by their acceptance of this instrument,to assume peyment of each of said notes to the lawful holder,or holders,of each of same; we, Ferris M.Martin and wife, Marie F.Martin, - - - - - -

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

E. J. MILLER AND WIFE, DIMPLE MILLER, their

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

Land in the 10th, formerly the 20th, Civil District of said County, being parts of Tracts 5 and 7 on the Map of the lands of Enoch Cunningham, deceased, of record in Plan Book No. 1, page 128, of the Chancery Court at Nashville, and being designated as Tracts Nos. 1 and 3 and part of Tract 2 on a Map of the Survey of W. T. Hampton Lands, not of record, made November 24, 1954, by Z. J. Wilkinson, Surveyor, described by a copy of same, as follows: BEGINNING at a point in the center line of Old Dickerson Pike at the intersection of the center line of Hitt Lane; thence with the center line of said Dickerson Pike as follows: South 51°40' west 100 feet, south 49° 15' west 100 feet, south 47° 15' west 100 feet,south 38° 15' west 534 feet; thence,down a drain, south 10° east 290 feet to an iron pin in a fence corner; thence north 86° west 643-½ feet, more or less, to a point in the line of the land conveyed to Doyle E. Hasty and wife, by deed of record in Book 2154, page 187, Register's Office for said County; thence with Hasty's line, northwardly 354.75 feet, more or less, to a point; thence westwardly 115-½ feet, more or less, to a point; thence north 2° 10' east 750.75 feet to a corner of the lot of the A. & S. Cunningham lands, being an iron pin in the root of a 20-inch hackberry at a fence corner; thence north 62° 20' west 244 feet to an iron pin and fence corner; thence north 3° 10' east 151 feet to an iron pin at a fence corner in the line of Tracts 3 and 4 of the Hampton Lands; thence with the line between said tract, south 85° 30' east 583.7 feet to the center line of Hitt Lane; thence with the center line of the same, south 9° 50' east 369 feet to a point; thence south 26° 10' east 100 feet to a point; south 57° 40' east 148 feet; south 55° 50' east 890 feet to the point of beginning, containing 23.75 acres, more or less, and being the same property conveyed to Ferris M. Martin and wife, Marie F. Martin, by two deeds from W. T. Hampton and wife, of record in Book 2542, page 556, and in Book 2338, page 18, said Register's Office.

Taxes for the current year have been prorated and will be paid by the Grantees.

Included in the above consideration is the transfer of all funds held in escrow by the loaning agency servicing note first above described to the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. J. Miller and wife, Dimple Miller, their heirs and assigns, forever.

And we do covenant with the said E. J. Miller and wife, Dimple Miller, 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, excepting notes above described and current taxes;payment of each to be made by the Grantees herein named.

And we, the Grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. J. Miller and wife, Dimple Miller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of August, 19 55

Vida Starrett — Ferris M. Martin

Frieda M. Story — Marie F. Martin

STATE OF FLORIDA
[redacted] County
Pinellas

Personally appeared before me, Frieda M. Story [redacted], a Notary Public in and for said County and State, the within named Ferris M. Martin and wife, Marie F. Martin, the bargainors, 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 St. Petersburg, [redacted] Florida, this 2nd day of [redacted] July, 19 56.

Commission expires My Commission Expires Aug. 14, 1958 — Frieda M. Story, Notary Public

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