For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated March 10, 1955, in the original principal sum of $10,800.00, with interest at 4½% per annum, secured by a deed of trust executed by Charles R. Griggs and wife, Olene Griggs, to Herschel Greer, Trustee, of record in Book 2382, page 269, Register's Office for Davidson County, Tennessee,

I. O. GREGORY, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MILTON E. MILLER and wife, ANNIE JOSEPHINE MILLER, ***

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:

Being Lot No. 94 on the Map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 begins at a point in the northerly margin of Amherst Court, the common front corner of Lots Nos. 94 and 95; thence with said Court easterly 48 feet to a point, the beginning of a curve; thence northeasterly 25.1 feet around said curve, having a radius of 25 feet, to a point; thence continuing around a curve on the margin of Amherst Court 50.3 feet to a point, the common front corner of Lots Nos. 93 and 94; thence northerly 79.4 feet to a point, the common rear corner of Lots Nos. 93 and 94; thence northwesterly 142 feet to a point, the common rear corner of Lots Nos. 94 and 95; thence southerly 169.2 feet to the point of beginning.

Being the same property conveyed to I. O. Gregory by deed from Joe V. Dobbs and wife, Ruby Dobbs, of record in Book 2595, page 77, said Register's Office.

This conveyance made subject to restrictions of record in Book 2271, page 541, 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, except as above.

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 25th day of February, 1957

I. O. Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Charles K. Cosner, a Notary Public in and for the State and County aforesaid, personally appeared the within named I. O. Gregory, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 25th day of February, 1957

Charles K. Cosner
Notary Public

My commission expires: Feb. 4, 1961

CHARLES K. COSNER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 27 day of FEB A.D. 1957 at 2:17 o'clock P.M.
Noted in Book 2639 Page 600
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By R. Wilson D.R.

WARRANTY DEED
MCB&F
From I. O. GREGORY
To MILTON E. MILLER ET UX
31890