K 2645

10,6.56

WARRANTY DEED

For and in consideration of the sum of ---------$10.00----------

----------Ten and No/100----------**DOLLARS**

Cash in hand and other good and valuable considerations paid to us by Wesley S. Miller and wife, Millie Jane Thurst Miller. The receipt of which is hereby acknowledged and in addition this conveyance is made subject to the hereinafter described indebtness to wit: the unpaid balance of Deed of Trust to Herschel Greer, Trustee, record in 2571, page 337, Register's Office, Davidson County, Tennessee

Ralph L. Hillis and wife, Bonnie M. Hillis **have bargained and sold, and by these presents do transfer and convey unto the said** Wesley S. Miller and wife, Millie Jane Thurst 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 Davidson County, Tennessee, being Lot No. 45 on the Map of Whispering Hills, Section I, as of record in Book 2331, page 83, Register's Office for said County.

Said Lot No. 45 fronts 104 feet on the southerly side of Highcrest Drive, and runs back between lines measuring 268 feet on the westerly line, and 259 feet on the easterly line, to the rear line on which it measures 91 feet

Being the same property conveyed to Ralph L. Hillis and wife, Bonnie M. Hillis, by deed from Southland Construction Company, of record in Book 2598, page 91, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2481, page 499, RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wesley S. Miller and wife, Millie Jane Thurst Miller their **heirs and assigns, forever.**

And we **do covenant with the said** Wesley S. Miller and wife, Millie Jane Thurst 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.**

And we, Ralph L. Hillis and wife, Bonnie M. Hillis **do further covenant and bind** ourselves/our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Wesley S. Miller and wife, Millie Jane Thurst Miller their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 23rd **day of** April, 19 57

Ralph L. Hillis

Bonnie M. Hillis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hester C. Sanderson, **a Notary Public in and for said County and State, the within named** Ralph L. Hillis and wife, Bonnie M. Hillis

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained

Witness my hand and official seal, this 23rd day of April, 19 57

Commission expires June 2, 1961

Hester C Sanderson
Notary Public

G 437