BK 2696

WARRANTY DEED G-6354 READ E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

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,

J. M. MEDLIN and A. B. IVEY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELMER M. MILLSPAUGH and wife, KENNA O. MILLSPAUGH, and KATHRYN G. MILLSPAUGH and A. MARGARET MILLSPAUGH, all as joint tenants with equal rights of survivorship,

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:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 47 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 47 fronts 157 feet on the northerly margin of Montcrest Drive and extends back 508.9 feet on the easterly side and 397.3 feet on the westerly side to a dead line in the rear measuring 255 feet.

Being the same property conveyed to J. M. Medlin and A. B. Ivey by deed from Hillsboro Park, Inc., of record in Book 2497, page 191, Register's Office for Davidson County, Tennessee.

This conveyance made subject to restrictions of record in Book 2435, p. 237; Book 2446, p. 405; Book 2447, p. 303, said Register's Office.

Hillsboro Park, Inc., joins in this instrument, in full satisfaction of the said restrictions, to signify its consent to this conveyance.

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.

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 29th day of August, 1957

HILLSBORO PARK, INC.,

By F. N. McNeill, President

J. M. Medlin

A. B. Ivey

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 J. M. Medlin and A. B. Ivey, 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 29th day of August, 1957

Leola B. Russell
Notary Public

My commission expires: 2-1-58

PG 247