K 2742

For and in consideration of the sum of - TEN AND NO/100 - - - - - - - - - - - - - - - - - -

- - - ($10.00) - DOLLARS cash in hand paid by OSCAR L. MILLER, JR., AND WIFE, LEONA WORTHY MILLER, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, FLOYD EDWARD JAMES AND WIFE, MARY ETHEL JAMES, have bargained and sold, and by these presents do transfer and convey unto the said OSCAR L. MILLER, JR., AND WIFE, LEONA WORTHY 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 No. 103 on the Map of Shelby Village No. Two, as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 60 feet on the northeasterly side of 15th Street South and runs back between lines, 125.5 feet on the northwesterly line and 94.2 feet on the southeasterly line to a dead line in the rear on which it measures 57.1 feet.

Being the same property conveyed to Floyd Edward James and wife, Mary Ethel James, by deed from Shelby Village Inc., of record in Book 2021, page 497, Register's Office for said County.

The above described property is conveyed subject to restrictions of record in Book 2015, page 639, said Register's Office, and subject to conditions set out in Plan of record in Book 1835, page 48, 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 OSCAR L. MILLER, JR., AND WIFE, LEONA WORTHY MILLER, their heirs and assigns, forever.

And we do covenant with the said OSCAR L. MILLER, JR., AND WIFE, LEONA WORTHY 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., except by taxes for the year 1958 which have been prorated and are hereby assumed by the grantee.

And we, FLOYD EDWARD JAMES AND WIFE, MARY ETHEL JAMES, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said OSCAR L. MILLER, JR., AND WIFE, LEONA WORTHY MILLER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of March, 1958

Floyd Edward James
Mary Ethel James

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Evelyn S. Kurz, a Notary Public in and for said County and State, the within named FLOYD EDWARD JAMES AND WIFE, MARY ETHEL JAMES,

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 office, this 20th day of March, 1958

Commission expires 10-28-61

Evelyn S. Kurz
Notary Public

74515

WARRANTY DEED
3351-FHA
FROM
FLOYD EDWARD JAMES AND WIFE,
MARY ETHEL JAMES,
TO
OSCAR L. MILLER, JR., AND WIFE
LEONA WORTHY MILLER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of 1958 A.D.
at 3:00 o'clock P M
Noted in Book Page
Recorded in Book 2742 Page 329
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

G 329