K 2884

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

---------TEN & 00/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Henry Powell and wife, Mildred G. Powell,

_____ have bargained and sold, and by these presents do transfer and convey unto the said James S. Miller and wife, Audrey E. 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. 28 on the Plan of Madison Heights Subdivision, Sec. II, Part II, of record in Book 2133, page 83, Register's Office for said County.

Said Lot No. 28 fronts 125 feet on the southerly side of Berwick Trail and runs back 377 feet on the west line and 379 feet on the east line to a dead line, measuring 125.01 feet thereon.

Being the same property conveyed to Henry Powell and wife, Mildred G. Powell, by deed from Eckardt Company, Inc., of record in Book 2341, page 417, 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 said James S. Miller and wife, Audrey E. Miller, their heirs and assigns, forever.

And we do covenant with the said James S. Miller and wife, Audrey E. 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, Henry Powell and wife, Mildred G. Powell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James S. Miller and wife, Audrey E. Miller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of April, 1959

Henry Powell

Mildred G. Powell

G 343