BK 3066

WARRANTY DEED — NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and No/100- -DOLLARS ($ 10.00),

cash in hand paid by Louis D. Nunley and wife, Mary F. Nunley, receipt of which is hereby acknowledged and in further consideration of said Louis D. Nunley and wife, Mary F. Nunley assuming and agreeing to pay the balance due on a debt described in a Deed of Trust to Ferriss C. Bailey, Trustee, of record in Book 2985, page 263, Register's Office for Davidson County, Tennessee; to which reference is here made.

We, Harold J. Milam Jr., and wife, Patricia J. Milam

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Louis D. Nunley and wife, Mary F. Nunley

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 Davidson County, Tennessee, being Lot No. 149 on the Plan of Sutherland Heights, Section III, of record in Book 2663, page 117, Register's Office for said County.
Beginning at a point in the south margin of Sherman Court at the corner of Lots Nos. 149 and 150; thence with the line between said lots, southeasterly 156.5 feet to a corner of Lot No. 148; thence with the line between Lots Nos. 148 and 149; southeasterly 158.6 feet to the east margin of Western Hills Drive; thence with the margin of same, northwesterly 115.55 feet to the beginning of a curve; thence around said curve northerly 39.27 feet to the margin of Sherman Court; thence with the margin of same, northeasterly 115.59 feet to the beginning.
Being the same property conveyed to Harold J. Milam Jr., and wife, Patricia J. Milam, by deed from Harlan Construction Company, of record in Book 2961, page 523, Register's Office for Davidson County, Tennessee.

As a further consideration:
Any funds held in the escrow account in connection with the aforementioned debt are hereby transferred and assigned by the Grantor to the Grantee.

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 for 1960 taxes which are assumed by the Grantee.

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 14th day of April, 1960

Harold J. Milam, Jr.

Patricia J. Milam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hubert G. Peeler, a Notary Public in and for the State and County aforesaid, personally appeared the within named Harold J. Milam and wife, Patricia J. Milam

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 14th day of April, 1960

Hubert G. Peeler
Notary Public

My commission expires: May 19, 1963.

PG 245