K 3074

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

Ten and no/100 ----------DOLLARS

cash and other good and valuable considerations in hand paid by the grantees, the receipt of which is hereby acknowledged; and the assumption of a balance of a note secured by an instrument of record in Book 2761, page 253; to secure Fidelity Federal Savings & Loan Association, one note dated April 4, 1958, Register's Office for Davidson County, Tennessee.

We, Troy D. Brooks and wife, Jo Ann Brooks have bargained and sold, and by these presents do transfer and convey unto the said John T. Miller and wife, Rosanna 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. 58 on the Map of Rayon City, as of record in Book 843, page 13, Register's Office for said County.

Said Lot No. 58 is triangular in shape, and fronts 120 feet on the easterly side of Ensley Avenue, formerly Davis Avenue, and runs back 98.4 feet on the southerly line, and 92.6 feet on the northerly line to a point in the rear.

Being the same property conveyed to Troy D. Brooks and wife, Jo Ann Brooks, by deed from Alvin L. Escue, et al, of record in Book 2744, page 339, 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 John T. Miller and wife, Rosanna E. Miller, their heirs and assigns, forever.

And we do covenant with the said John T. Miller and wife, Rosanna 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. except as herein stated.

And we, Troy D. Brooks and wife, Jo Ann Brooks do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John T. Miller and wife, Rosanna E. Miller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3rd day of June, 1960

Troy D. Brooks

Jo Ann Brooks

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John R. Webb, a Notary Public in and for said County and State, the within named Troy D. Brooks and Jo Ann Brooks 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 office, this 3rd day of June, 1960

Commission expires February 25, 1963

John R. Webb
Notary Public

WARRANTY DEED

FROM Troy D. Brooks, et ux

87425

TO James T. Miller, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 JUN 1960 A.D.
at 2:30 o'clock P.M.
Noted in Book 2761 Page 251
Recorded in Book 2744 Page 340
Recording Fee $2.00
JAMES D. WILSON, Register
By Deputy

Att... Company
...ranced
...VILLE, TENN.

200

PG 253