K 3074

WARRANTY DEED G-7570 — **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. W. MILLIKEN and wife, ADDIE L. MILLIKEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN D. FLOWERS and wife, MARTHA FLOWERS, ***

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 part of Lot No. 5 on the Map of Processing Survey for W. L. Thompson Subdivision of Elizabeth Curtis Estates, in the 13th Civil District of said County, as of record in Book 332, page 14, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey thereof made March 6th, 1954, by Ralph W. C. Lambert, Surveyor.

Beginning at a railroad spike in the center of Bull Run Road, said point being 966 feet, more or less, west of the westerly margin of Acces Roadway; thence south 29 degrees 45 minutes east 400 feet to an iron pin; thence south 54 degrees 20 minutes west 201 feet to an iron pin; thence north 29 degrees 45 minutes west 420 feet to the center of Bull Run Road; thence north 60 degrees 15 minutes east with the center line of said road 200 feet to the point of beginning.

Being the same property conveyed to J. W. Milliken and wife, Addie L. Milliken, by deed from Woodrow W. Smith and wife, Mary Smith, of record in Book 2342, page 387, Register's Office for Davidson County, Tennessee.

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 all taxes for 1960, which have been prorated and assumed by the Grantees.

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 6 th day of June, 1960

J. W. Milliken

Addie L. Milliken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Grace S. Long, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. W. Milliken and wife, Addie L. Milliken

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 6th day of June, 1960

Grace S. Long
Notary Public

My commission expires:
My Commission Expires July 30, 1960

File E. E. Murray, Jr.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 7 day of JUNE A.D. 1960 at 2:34 o'clock PM
Noted in Book 4076 Page 215
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By

WARRANTY DEED
From 87509
J. W. MILLIKEN ET UX.
To
JOHN D. FLOWERS ET UX.

PG 384