BK 3130

WARRANTY DEED G-7681 — BEAU E. FOLK, JR., FORM — **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,

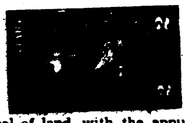
JAMES F. DAVIS and wife, LORAINE DAVIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES MILLER and wife, DOROTHY MILLER, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 2nd Civil District State of Tennessee, described as follows: according to a copy of a survey by George W. Watkins, Surveyor, March 14, 1955, as follows:

Beginning at an iron spike in the center line of Franklin Limestone Road, the southeast corner of this tract; thence with the center line of said road, north 24 degrees east 100 feet to the southeast corner of the lands conveyed to Smith by deed of record in Book 1715, page 199, Register's Office for said County; thence along Smith's south line, north 73 degrees 45 minutes west 586.5 feet to a point in the east line of Franklin Limestone Quarry property; thence along said line, south 2 degrees 45 minutes west 92.7 feet to an iron pin; thence south 72 degrees 45 minutes east 555 feet to the beginning.

Being the same property conveyed to James F. Davis and wife, Loraine Davis, by deed from G. F. Davis and wife, Louise Davis, of record in Book 2435, page 259, 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 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 9 th day of September, 19 60

James F. Davis

Loraine Davis

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 James F. Davis and wife, Loraine Davis, 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 9 th day of September, 19 60

Grace S. Long
Notary Public

My commission expires:
August 18, 1964

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