BK 3130

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $27,500.00 . . . . . .

TWENTY-SEVEN THOUSAND FIVE HUNDRED . . . . . DOLLARS

paid by JOHN K. MADDIN and wife, ELIZABETH B. MADDIN, receipt of which is hereby acknowledged, We, MRS. JACK MILLER and RICHARD HENRY WHITMER,

_____ have bargained and sold, and by these presents do transfer and convey unto the said JOHN K. MADDIN and wife, ELIZABETH B. MADDIN, 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. 12 on the Map of Part One, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County, described as follows: Beginning at a point in the North margin of Hobbs Road at the corner of Lots 11 and 12; thence with the line between said lots, northerly 247 feet to the South line of Lot No. 13; thence with the line between Lots 13 and 12, easterly 100 feet to the westerly margin of Sneed Avenue; thence with the margin of the same, southerly 227 feet to a concrete monument at the beginning of a curve; thence around said curve in a southwesterly direction, 31.4 feet to another concrete monument in the North margin of Hobbs Road; thence with the margin of the same, westerly 80 feet to the point of beginning.

A three-fourths undivided interest in said property was devised to Mrs. Jack Miller and a one-fourth undivided interest in said property was devised to Richard Henry Whitmer by will of Genevieve Lavelle Tucker, deceased, of record in Will Book 73, page 15, County Court for said County.

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 K. MADDIN and wife, ELIZABETH B. MADDIN, their heirs and assigns, forever.

And We do covenant with the said JOHN K. MADDIN and wife, ELIZABETH B. MADDIN, 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 for 1960 taxes which have been pro rated and assumed by the Purchasers. Also subject to utilities easement and restrictive covenants, all of record.

And We, MRS. JACK MILLER and RICHARD HENRY WHITMER, 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 K. MADDIN and wife, ELIZABETH B. MADDIN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of August, 1960

Marion County Tennessee
Before me, Mrs. Jack Miller
Richard Henry Whitmer
Notary Public
My Commission Expires August 6, 1961

STATE OF TENNESSEE } Georgia
Davidson County
Fulton

Personally appeared before me, Helen Tedesco, a Notary Public in and for said County and State, the within named Richard Henry Whitmer

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of Sept. 1960

Commission expires Notary Public, Cobb County, Georgia My Commission Expires Feb. 1, 1963

Helen Tedesco
Notary Public

PG 637