TENNESSEE TITLE COMPANY

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

----------Ten and 00/100 ----------DOLLARS

cash in hand paid by HUGH J. MILLER and wife, BETTE H. MILLER

assumption of the hereinafyer described indebtedness,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

LUTHER GARLAND WELLS, unmarried,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 246 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, and described as follows:

Beginning at a point in the northeasterly margin of Downeymeade Drive at the corner of Lots Nos. 246 and 247; thence with the line between said lots, northeasterly 260 feet to a corner of Lot No. 245; thence with the line between Lots 245 and 246, northwesterly 180.2 feet to the southeasterly margin of Dinah Court; thence with the margin of the same, southwesterly 230.95 feet to the beginning of a curve; thence around said curve 39.27 feet to the margin of Downeymeade Drive; thence with the margin of the same, southeasterly 109.3 feet to the point of beginning.

Being the same property conveyed to Luther Garland Wells, unmarried, by deed from Carl Batson and wife, as of record in Book 3135, page 553, said Register's Office.

The grantees expressly assume and agree to pay the balance of $14,083.82 due Murphree Mortgage Company under deed of trust made by the grantor dated October 17, 1960, of record in Book 3145, page 177, said Register's Office.

This conveyance is subject to the easements and servitudes shown on the map of record in Book 2900, pages 83 and 84, and to the restrictions of record in Book 3066, Page 219.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever, except as above.

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.

Witness our hands this 13th day of December, 1960

Luther Garland Wells

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, F. Spillar Campbell, Jr., a Notary Public in and for said County and State, the within named Luther Garland Wells, unmarried,

the bargainors, 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 Nashville, Tennessee, this 13th day of December, 1960

Commission expires April 24, 1963

F. Spillar Campbell, Jr.
Notary Public.

Warranty Deed

From LUTHER GARLAND WELLS

To HUGH J. MILLER and wife, BETTE H. MILLER

17420

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 2 day of DEC A.D. 1960 at 2:25 o'clock P.M.
Recorded in Book 3164 Page 295
Recording Fee $2.25
JOHN W. NELSON, Register
By

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1001