K 3185

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by J. M. DICKERSON AND WIFE, VERNON DICKERSON

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

ANNIE R. MILLER, a widow,

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 part of Lot 54 and 55 on Haynie's Free Silver Plan of Lots, as of record in Book 332, page 46, Register's Office, including Lot 5, as shown on the unrecorded Map showing a Subdivision of part of said lot made for Annie O. Miller, by Hickerson-Miller Engineers Surveyors, and described according to a survey made by C. J. Carney, Surveyor, dated Oct. 19, 1960, as follows: BEGINNING at a point in the centerline of Old Buena Vista Pike, opposite the north margin of Lincoln Street; thence along the north margin of Lincoln Street, North 82° 30' East 401 feet to a point at the corner of Lots 53 and 54; thence with the line between said lots, North 7° 58' West 572 feet to the northerly corner of said lots, in the south line of the Ray Lands; thence with Ray's south line, North 79° 30' West 585 feet to a stump, at the corner of Lot 1, Miller's unrecorded plan; thence along the east line of Lots 1 to 4, Miller's Plan, and along the east line of the Porter Buford Property, South 42° 30' East 532 feet, and South 4° 30' East 212 feet to the north line of Lot 5, of Miller's Plan, at Buford's southeast corner; thence North 82° 30' West 175 feet to the centerline of Old Buena Vista Pike; thence with the centerline of same, South 33° East 119 feet to the beginning. Being part of the property conveyed to Annie R. Miller and husband, James Miller, by deed from Mrs. Adra Winters, as of record in Book 1195, page 550, Register's Office, and the said James Miller having since died; and by deed from Curtis Hayes and wife, in Book 3131, page 343, 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 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.

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 March, 1961

Annie R. Miller

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named Annie R. Miller, a widow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 1961

Commission expires October 28, 1963

B. W. Howard
Notary Public.

STATE TAX $ .25
PROBATE .50
TOTAL .75
MAR 20 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Warranty Deed
G-1427-18 mm
From
ANNIE R. MILLER,
To
J. M. DICKERSON, ET UX.
30665

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of MAR A.D. 1961 at 8:10 o'clock
Noted in Book 32 Page 46
Recorded in Book 3185 Page 515
Recording Fee $.50
JAMES P. WILSON, Register
By [illegible] D.C.

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NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

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