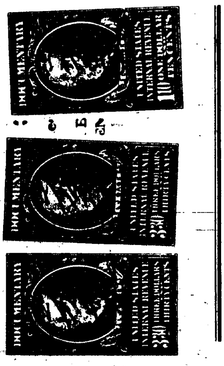
3341

WARRANTY DEED

FROM 84153
Thomas A. Miller, et ux

TO
Eddie Ray Jones, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of FEB A.D. 1962 at 1:30 o'clock P M.
Noted in Book 1611 Page 16.9
Recording Fee $2.00
JAMES P. WILSON, Register
By _____ Deputy Reg.



For and in Consideration of the sum of Ten ($10.00) and No/100 **DOLLARS**

and other good and valuable considerations, cash in hand paid to us by Eddie Ray Jones and wife, Bette C. Jones, the receipt and sufficiency of which is acknowledged by us, including the assumption by Eddie Ray Jones and wife Bette C. Jones of the balance of the mortgage indebtedness secured by deed of trust executed by Frank W. Hughes and wife, Pauline G. Hughes to Louis Leftwich, Jr., Trustee, dated October 3, 1955 filed October 4, 1955, and recorded in Book 2461, page 337, Register's Office for Davidson County, Tennessee, evidenced by note payable to Fidelity Federal Savings and Loan Association in the original principal amount of $14,800.00, we, Thomas A. Miller and wife, Marie M. Miller,

have bargained and sold, and by these presents do transfer and convey unto the said Eddie Ray Jones and wife, Bette C. Jones, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being lot No. 76 on the Plan of Merry Oaks Subdivision, as of record in book 1835, pages 67 and 68, Register's Office for said County, described as follows:
Beginning at a point on the southerly margin of Cloverdale Road at the northwest corner of lot No. 75 on said plan; thence with the southerly margin of said Road, westwardly 57.3 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.2 feet to the easterly margin of Woodberry Drive; thence with said Drive, southwardly 200.7 feet; thence south 87° 06' east 84.1 feet to the southwest corner of said lot No. 75; thence with the line between said lots Nos. 75 and 76, northwardly 227.1 feet to the beginning.
Being the same real property conveyed to Thomas A. Miller and wife Marie M.Miller, by deed from C.H. Rutherford, Trustee, dated November 29, 1961, filed December 4, 1961, and recorded in book 3312, page 522, said Register's Office.

This conveyance and the property conveyed is subject to:

Twenty-foot public utility easement, 50-foot building setback line from Cloverdale Road and 20-foot building setback line from Woodberry Drive, 10-foot easement for turn-around in the southwest corner of premises, and conditions of owners certificate, as shown on plan of record in book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed

635