K 3368

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10,500.00

Ten Thousand, Five Hundred and No/100 DOLLARS

Cash in hand paid by James A. Miller, Jr. and wife, Grace G. Miller, the receipt of which is hereby acknowledged,

NEW HAVEN PARK COMPANY

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has have bargained and sold, and by these presents do/transfer and convey unto the said James A. Miller, Jr. and wife, Grace G. Miller

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. 25 on the Plan of Bel-Air Subdivision, Section I, as of record in Book 2900, page 28, Register's Office for David on County, Tennessee.

Beginning at an iron pin in the northeasterly margin of Elissa Drive at the northwest corner of Lot No. 26; thence northwestwardly with said margin 70 feet to an iron pin; thence northeastwardly, with the south line of Lot No. 24, 121.5 feet to an iron pin; thence southeastwardly, with the southwest line of Lot No. 85, 18.4 feet to a concrete monument; thence southwestwardly, with the northwest line of Lot No. 27, 64.6 feet to a concrete monument; thence southwestwardly, with the north line of Lot No. 26, 90 feet to the beginning.

Being the same property conveyed to New Haven Park Company, by deed from James E. Cleaves and wife, of record in Book 2*55, page 547, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Miller, Jr. and wife, Grace G. Miller their heirs and assigns, forever.

And it does as covenant with the said James A. Miller, Jr. and wife, Grace G. Miller that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And it does NEW HAVEN PARK COMPANY successors do further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Miller, Jr. and wife, Grace G. Miller, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF NEW HAVEN PARK CO., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 21st day of March, 1962.

Attest: Chloe D. Waskanin
Chloe D. Waskanin, Secretary

NEW HAVEN PARK COMPANY
By: N. H. Barker
N. H. Barker, President

PG 135