WARRANTY DEED

For and in consideration of the sum of - - - $10.00 - - - - - - - - - - - - - - - - -
- - - - - Ten and No/100 - DOLLARS
cash in hand paid by Charles C. Trabue IV and wife, Mellicent P. Trabue, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Henry H. Miller and wife, Tilla Miller *have bargained and sold, and by these presents do transfer and convey unto the said* - Charles C. Trabue IV and wife, Mellicent P. Trabue, their - - - - - - - - *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being lot No. 10 and the westerly one-half of lot No. 9 of Block "E" on the Plan of Hillwood Estates, Subdivision of Blocks "A", "B", "C", "D" and "E", as of record in book 1835, pages 59 and 60, Register's Office for said County, described as follows:

Beginning on the southerly margin of Hillwood Drive at a point 75 feet west of the corner of lots Nos. 8 and 9; thence with said drive, westwardly 260 feet to the corner of lots Nos. 10 and 11; thence with the line between said two lots, southwardly 240.3 feet to the northerly line of lot No. 15; thence with the northerly line of lots Nos. 15 and 16, eastwardly 120 feet and southeastwardly 62.5 feet, in all, 182.5 feet to a point 62.5 feet west of the corner of lots Nos. 8 and 9; thence northwardly 226.65 feet, more or less, to the beginning.

Being the same real property conveyed to Henry H. Miller and wife, Tilla Miller, by deed from H. G. Hill Realty Company, dated December 30, 1938, filed January 6, 1939, and recorded in book 1079, page 261, said Register's Office.

This conveyance is made subject to the following:
Ten-foot easement for public utilities and 75 ft building setback line from Hillwood Drive, as shown on plan of record in book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles C. Trabue IV and wife, Mellicent P. Trabue, their - *heirs and assigns, forever.*

And we *do covenant with the said* Charles C. Trabue IV and wife, Mellicent P. Trabue *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 1962 taxes which the grantees assume & agree to pay, same having been prorated as of April 20, 1962.

And We, Henry H. Miller and wife, Tilla Miller *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles C. Trabue IV and wife, Mellicent P. Trabue, their - - - - *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 16th *day of* April, 1962, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry H. Miller
Henry H. Miller

Tilla Miller
Tilla Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frankie Wilkes, *a Notary Public in and for said County and State,* Henry H. Miller and wife, Tilla Miller *the within named bargainor* s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 16 *day of* April, 1962.

Frankie Wilkes *Notary Public*

Commission expires 7-24-62