K 3375

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - - - Ten and No/100- ($10.00) - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

We, Ewing O. Harper, Jr. and wife, Lillian G. Harper have bargained and sold, and by these presents do transfer and convey unto the said James B. Millis and wife, Vonda L. Millis 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. 134 on the Plan of Sunny Acres, Section V, of record in Book 3300, Page 15, R. O. D. C., Tennessee.

Said Lot No. 134 fronts 85 feet on the easterly side of Rustic Court and runs back between lines, 766.05 feet on the southerly side which is a broken line and 588.9 feet on the northerly side which is a broken line, to a line in the rear on which it measures 215.02 feet thereon.

Being part of the same property conveyed to Ewing O. Harper, Jr. by deed from Frederick H. Schultz and wife, of record in Book 2600, page 157 and by deed from Thomas K. Sanders and wife, of record in Book 2736, page 2, Register's Office for Davidson County, Tennessee. The said easement begins at the front lot line between Lots 147 and 134, and continues easterly crossing a bridge and to a point 35 feet from the terminus of said bridge, at which point said easement curves to the left, to a point in the line between said two lots.

There is also included in this conveyance an easement for ingress and egress over and upon that portion of Lot No. 147 lying adjacent to the lot herein conveyed upon which a causway and bridge is constructed.

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 B. Millis and wife, Vonda L. Millis their heirs and assigns, forever.

And we do covenant with the said James B. Millis and wife, Vonda L. Millis 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.

And We, Ewing O. Harper, Jr. and wife, Lillian G. Harper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James B. Millis and wife, Vonda L. Millis their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of May 19 62

Ewing O. Harper, Jr.
Lillian G. Harper





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