K 3398

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand Three Hundred and No/100 ------- ----------($15,300.00) ---------- DOLLARS

Cash in hand paid by Vilmars M. Zile and wife, Beatrise Zile, the receipt of which is hereby acknowledged, we,

Clara J. Miller and husband, John G. Miller, and
Lennie E. Jones, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Vilmars M. Zile and wife, Beatrise Zile

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. 13 of Block 3 on the Plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 845, page 23, Register's Office for said County.

Said Lot No. 13 fronts 80 feet on the easterly side of 23rd Avenue, South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Clara J. Miller and Lennie E. Jones by deed from Russell E. Murfee and wife, Mary C. Murfee, of record in Book 1682, page 377, 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 Vilmars M. Zile and wife, Beatrise Zile their heirs and assigns, forever.

And we do covenant with the said Vilmars M. Zile and wife, Beatrise Zile 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 have been prorated and are hereby assumed by the purchasers.

And we, Clara J. Miller and husband, John G. Miller, and Lennie E. Jones do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vilmars M. Zile and wife, Beatrise Zile their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of May, 19 62

Lennie E. Jones

Clara J. Miller

John G. Miller

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