K 3402

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---------$10.00----------

----------Ten and no/100----------DOLLARS

And other good and valuable considerations, cash in hand paid by Jeannette Miller and Ida Vedder Miller, the receipt of which is hereby acknowledged, and in further consideration of the said Jeannette Miller and Ida Vedder Miller assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Perry W. Nelson and wife, to Calvin Cockrill, Trustee, as of record in Book 2315, page 441, to secure Barry-Cockrill Company, a note dated September 13, 1954, for the sum of $11,600.00, with interest at 4½ per annum, both principal and interest payable $84.49 monthly, beginning October 1, 1954, final payment due September 1, 1979.

We, George L. Holmes, Sr. and wife, Pauline S. Holmes have bargained and sold, and by these presents do transfer and convey unto the said Jeannette Miller and Ida Vedder 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. 349 on the Plan of Section Five, Crieve Hall Estates, as of record in Book 2133, page 91, Register's Office for said County.
Said lot fronts 90 feet on the easterly side of Timberhill Drive and runs back 204 feet on the northerly line and 218.6 feet on the southerly line to a dead line, measuring 115 feet thereon.
Being the same property conveyed to George L. Holmes, Sr. and wife, Pauline S. Holmes, by deed from Perry W. Nelson and wife, as of record in Book 2908, page 579, said Register's Office.

This conveyance is made subject to restrictions filed for record May 4, 1954, in Book 2277, page 110, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeannette Miller and Ida Vedder Miller their heirs and assigns, forever.

And we do covenant with the said Jeannette Miller and Ida Vedder Miller 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., with exception of beforementioned Deed of Trust.

And We, George L. Holmes, Sr. and wife, Pauline S. Holmes do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jeannette Miller and Ida Vedder Miller their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of June, 19 62

George L. Holmes

George L. Holmes, Sr.

Pauline S. Holmes

Pauline S. Holmes

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