BK 3464

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Seven Hundred Fifty and No/100 ($12,750.00) DOLLARS cash in hand paid by James L. Milan and wife, Goldie M. Milan, the receipt of which is hereby acknowledged,

S & F, Incorporated, a Tennessee Corporation,

[redacted]

have bargained and sold, and by these presents do transfer and convey unto the said James L. Milan and wife, Goldie M. Milan, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 93 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 93 fronts 70.0 feet on the northeasterly side of Cortez Court and extends back between lines, 185.0 feet on the northwesterly line and 97.6 feet on the southeasterly line, to a dead line in the rear, measuring 121.1 feet thereon.

Being the same property conveyed to S & F, Incorporated by deed from Miller Kimbrough, Trustee, of record in Book 3370, page 341, said Register's Office.

This conveyance is subject to all easements as shown on the above plan and restrictive covenants of record in Book 3130, page 623, and Book 3161, page 279, 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 James L. Milan and wife, Goldie M. Milan, their heirs and assigns, forever.

And S & F, Incorporated does ~~his~~ covenant with the said James L. Milan and wife, Goldie M. Milan, 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 as above set forth.

And S & F, Incorporated do further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said James L. Milan and wife, Goldie M. Milan, their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof S & F, Incorporated has caused its corporate name to be affixed hereto by its duly authorized officer, this the 3rd day of December, 1962.

ATTEST: S & F, Incorporated

Secretary-Treasurer By: Vice President

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, [redacted], a Notary Public in and for said County and State, the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this day of , 19

Commission expires

Notary Public

BK 439