K 3530

For and in consideration of the sum of Ten & No/100 - - - - - - - - - - - - - - - - - -
(*$10.00*) - *DOLLARS*
Cash in hand, paid this date, and other good and valuable consicerations; the receipt of all of which is herein acknowledged;

William Miller and wife, Wilma Miller,

have bargained and sold, and by these presents do transfer and convey unto the said
James Knight Sneed and wife, Helen B. Sneed,
their heirs and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being lot No. 71 on the Plan of Pleasant Hill Addition, as of record in Book 3300, Page 7, Register's Office for said County.
Said lot fronts 140 feet on the east side of Northwind Drive and runs back 192.8 feet on the north line and 136.2 feet on the south line to a dead line in the rear on which it measures 108 feet.
Being the same property conveyed to William Miller and wife, Wilma Miller by deed from M. M. Cunniff and W. C. Allen, as of record in Book 3508, Page 512, said Register's Office.
This conveyance is made subject to Restrictions of record in Book 3251, Page 73, and subject to Owner's Certificate of 40 foot set-back line from Northwind Drive a 10 foot easement along the south line and along the rear, ar over-hang easement running north and south across the front portion of the lot.

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 Knight Sneed and wife, Helen B. Sneed
their *heirs and assigns, forever.*

And We *do covenant with the said* James Knight Sneed and wife, Helen B. Sneed,
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 taxes for 1963, which have been prorated and will be paid by grantee.

And Willis Miller and wife, Wilma 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* James Knight Sneed and wife, Helen B. Sneed
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 19th *day of* March, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wilma Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Katie M. Kord, *a Notary Public in and for said County and State,* William Miller and wife, Wilma 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, Tennessee,
this 19th *day of* March, *19* 63.

Katie M. Kord *Notary Public*

Commission expires Jan. 28, 1967

$ 26,750.00

WARRANTY DEED

FROM
William Miller et ux

TO
James Knight Sneed et ux

532233

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of MAR A.D. 1963 at 1:30 o'clock P.M.
Noted in Book 1070 Page 737
Recorded in Book
Recording Fee $ 2.00
Register

Company

K 87