K 3571

WARRANTY DEED

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

cash in hand paid by Jim D. Stevens, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

[redacted]

We, A. T. Miller and wife, Ruby P. Miller,

have bargained and sold, and by these presents do transfer and convey unto the said Jim D. Stevens, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 15 on the map showing J. W. Gothard's Subdivision of 9.08 acres in Pennington's Bend, as of record in book 547, page 72, Register's Office for said County.
Said lot No. 15 fronts 50 feet on the northwesterly side of an unnamed avenue, and runs back between parallel lines, 155 feet, more or less, to the low water mark of Cumberland River.
Being the same real property conveyed to A. T. Miller by deed from Edgar C. Allen and wife, of record in book 714, page 174, said Register's Office.

This conveyance is made subject to a perpetual easement over 0.34 acres, more or less, of premises, as set out in book 2071, page 285, Register's Office for Davidson County, Tennessee.

The said A. T. Miller and Allie T. Miller is one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jim D. Stevens, his *heirs and assigns, forever.*

And we *do covenant with the said* Jim D. Stevens, *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 1962 which are assumed by the Grantee.

And We *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jim D. Stevens, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 22 *day of* May, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward M. Blackstock
Carol A. Runicke

Allie T. Miller
Ruby P. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *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 ..... Tennessee, *this* ..... *day of* ....., *19* ....

..... *Notary Public*

Commission expires .....

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