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WARRANTY DEED

FROM Samuel E. Williamson and wife

TO John Keathley Miles and wife

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of JUN A.D. 1963 at 10:45 o'clock M
Noted in Book 05 Page 547
Recorded in Book Page
Recording Fee $3.35
Deputy Reg.

[redacted]

For and in Consideration of the sum of Ten ($10.00) *DOLLARS*

Cash in hand paid, and other good and valuable consideration, and in further consideration of the assumption by the grantees of an indebtedness owing on the property secured by a deed of trust of record in Book 3245, Page 478.

We, Samuel E. Williamson and wife, Rena McCrory Williamson *have bargained and sold, and by these presents do transfer and convey unto the said* John Keathley Miles & wife, Mabel Howorth Miles, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot "A" on the plan of the Re-subdivision of lots Nos. 27 and 28 Forest Acres, Section 3, as of record in Book 2330, page 7, Register's Office for said County.
Said Lot "A" fronts 232 feet on the northeasterly side of Forest Acres Drive and extends back 299.7 feet on the northerly line and 261.2 feet on the southerly line to a dead line, measuring 236.5 feet thereon.
"Being the same property conveyed to Samuel E. Williamson and wife Rena McCrory Williamson by deed from J. Sanders Parker of record in Book 3250 page 537, R.O.D.Cy, Tennessee"
This conveyance is made subject to a ten-foot easement along rear of premises, 80-foot building setback line from Forest Acres Drive and conditions of owners certificate, as shown on plan of record in Book 2330, page 7, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions of property, and to restrictive convenants contained in an instrument executed by Dalton G. Wright et al, dated February 6, 1946, filed November 17, 1947, and recorded in Book 1540, page 426, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract of property, with all the appurtenances, estate, title and interest thereto belonging to the said John Keathley Miles & wife Mabel Howorth Miles their *heirs and assigns, forever.*

And we *do covenant with the said* John Keathley Miles & wife Mabel Howorth Miles *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 for deed of trust in Book 3245, Page 478, R.O.D.Cy, Tennessee,

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