K 3616

WARRANTY DEED

ATTORNEYS TITLE COMPANY

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate as tenants by the entirety

I, Joe Miles,

have bargained and sold, and by these presents do hereby transfer and convey unto Phillip Saindon, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Being Lots Nos. 15 and 16, Section Two, Glendale Park, as of record in Book 1130, page 61, Register's Office for said County. SAID Lot No. 15 fronts 89 feet on the easterly side of Lealand Lane, formerly Glendale Drive, and runs back between lines, 216.8 feet on the northerly line and 232.6 feet on the southerly line, to a dead line in the rear, and measures 95.4 feet thereon. SAID Lot No. 16 fronts 89 feet on the easterly side of Lealand Lane, formerly Glendale Drive, and runs back between lines, 232.6 feet on the northerly line and 219.4 feet on the southerly line, to a dead line in the rear, which is a broken line, and on which it measures 96.7 feet.

BEING the same property conveyed to Joe Miles by deeds from Wallace Darden, Trustee, of record in Book 1345, page 381, and Book 1473, page 144, Register's Office, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And I do covenant with the said Phillip Saindon, Trustee, that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And I, Joe Miles do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Phillip Saindon, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Phillip Saindon, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Joe Miles and wife, Emily J. Miles,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Joe Miles and wife, Emily J. Miles, their heirs and assigns, forever.

And I do covenant with the said Joe Miles and wife, Emily J. Miles, that I Phillip Saindon am lawfully seized and possessed of said land and have a good right to convey it.

And I, Phillip Saindon, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Joe Miles and wife, Emily J. Miles, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of September, 1963.

Joe Miles

Phillip Saindon - Trustee

Trustee.

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