BK 3709

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------*DOLLARS*
Cash paid by Charles S. Howell and wife, Peggy A. Howell, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Frank A. Vermilye and wife, Wilma Lee Vermilye
have bargained and sold, and by these presents do transfer and convey unto the said Charles S. Howell and wife, Peggy A. Howell
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Lincoya Hills, Section VI, as of record in Book 2331, page 71, Register's Office for said County.

Said Lot No. 152 fronts 88.2 feet on the north side of Melody Lane and runs back 188.4 feet on the east line and 257.1 feet on the west line to a dead line in the rear on which it measures 168 feet.

Being the same real property conveyed to Frank A. Vermilye and wife, Wilma Lee Vermilye, by deed from B. L. Freeman and Grady Woodson, a partnership, doing business as Freeman and Woodson, dated February 1, 1957, filed February 4, 1957, and recorded in book 2636, page 427, 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 Charles S. Howell and wife, Peggy A. Howell
their *heirs and assigns, forever.*

And we *do covenant with the said* Charles S. Howell and wife, Peggy A. Howell
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.*

And we, Frank A. Vermilye and wife, Wilma Lee Vermilye
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles S. Howell and wife, Peggy A. Howell, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 20th *day of* April, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Frank A. Vermilye
Frank A. Vermilye
X Wilma Lee Vermilye
Wilma Lee Vermilye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. Kenneth Bonney, *a Notary Public in and for said County and State,* Frank A. Vermilye and wife, Wilma Lee Vermilye
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 the 24th *day of* April, 19 64.

O. KENNETH BONNEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Oct 30, 1965 O. Kenneth Bonney *Notary Public*

PG 231