This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg,. Nashville, Tenn

# WARRANTY DEED

BOOK 3937 PAGE 402

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ernest C. Miller et ux, (NAME) | (NAME) | 6D-39250 |
| Broadwell Drive (STREET ADDRESS OR ROUTE NUMBER) | Same as new owner (STREET ADDRESS) | MAP 160-08 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Par 35 MS |

*For and in Consideration of the sum of* TEN and NO/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by Ernest C. Miller and wife, Evelyn D. Miller and other good and valuable considerations the receipt of all of which is hereby acknowledged.

Claude Dunn Construction Company, Inc.
*have bargained and sold, and by these presents do transfer and convey unto the said* Ernest C. Miller and wife, Evelyn D. Miller
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 62 on the Plan of Brentview Hills, as of record in Book 3300, pages 43 and 44, Register's Office for said County.

SAID Lot No. 62 fronts 113 feet on the north side of Broadwell Drive and extends back 436.2 feet on the westerly line and 389.4 feet on the easterly line to a dead line in the rear on which it measures 155 feet.

BEING part of the property conveyed to Claude Dunn Construction Company, Inc., by deed from Brentview Development Company, as of record in Book 3830, page 363, said Register's Office.

CONVEYANCE of this property is subject to restrictions filed for record in Book 3345, page 205, easement for TVA power line or lines as of record in Book 2280, page 395 and in Book 3182 page 401, which easement crosses the northerly rear 175 feet of the lot in question and the recorded plan shows an Owner's Certificate, a 150 foot set-back line from Broadwell Drive, which has been amended to 140 feet by instrument of record in Book 3830, page 864, a 10 foot easement for public utilities across the center of the lot and an anchor easement 3 x 15 feet on Broadwell Drive at the west front corner of the lot.

unimproved ( )
This is improved ( ) property, known as Broadwell Drive Nashville
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Ernest C. Miller and wife, Evelyn D. Miller their *heirs and assigns, forever.*

*And* it does *covenant with the said* Ernest C. Miller and wife, Evelyn D. Miller *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for current taxes and as noted above.

*And* Claude Dunn Construction Company, Inc. does *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Ernest C. Miller and wife, Evelyn D. Miller, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 20 *day of* September, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CLAUDE DUNN CONSTRUCTION CO., INC.

BY: [signature]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*.....

.....

.....

*the 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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STATE OF.....
COUNTY OF.....

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*.....

.....

.....

.....

*the 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*....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* N. C. Dunn, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Claude Dunn Construction Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* 24 *day of* September, *19* 65

Notary Public

*Commission Expires* July 22 1967

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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41.93
STATE TAX $ 1.75
PROBATE .50
TOTAL $ 2.43

SEP 27 1965 4243

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN

PAID SEP 20 1965

# WARRANTY DEED

G-182664 FROM

CLAUDE DUNN CONSTRUCTION COMPANY, INC.

TO

ERNEST C. MILLER and wife, EVELYN D. MILLER

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

98451

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 20 4 26 PM '65

NOTED IN BOOK 1112 PAGE 487
RECORDING FEE $ 2.00
DEP. REG.

Compliments of
Guaranty Title Company
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