This instrument was prepared by:
Alvin L. Escue
180 Queen Street
Nashville, Tennessee, 37207.

BOOK 4917 PAGE 912

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 145-9
SEND TAX NOTICES TO:
ADDRESS:

PW

For and in Consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - -

TEN & NO/100 - DOLLARS

Cash in hand paid by Alvin L. Escue and George B. Escue, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by grantees to pay the balance owing to Fidelity Federal Savings & Loan Association of Nashville on a note secured by deed of trust of record in Book 2761, page 253, R.O.D.C., Tennessee,

We, John T. Miller and wife, Rosanna E. Miller,

have bargained and sold, and by these presents do transfer and convey unto the said ALVIN L. ESCUE AND GEORGE B. ESCUE,

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

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Rayon City, as of record in Book 843, page 13, Register's Office for said County.

Said Lot No. 58 is triangular in shape, and fronts 120 feet on the easterly side of Ensley Avenue, formerly Davis Avenue, and runs back 98.4 feet on the southerly line, and 92.6 feet on the northerly line, to a point in the rear.

Being the same property conveyed to John T. Miller and wife, Rosanna E. Miller, by deed from Troy D. Brooks and wife, Jo Ann Brooks, of record in Book 3074, page 253, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 996, page 362, and in Book 2702, page 101, R.O.D.C., Tennessee.

Buyer to Collect
Alvin L. Escue

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
100 Ensley (No.) Old Hickory, (Street, City) Tenn. (Zone, State)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alvin L. Escue and George B. Escue their heirs and assigns, forever.

And we do covenant with the said Alvin L. Escue and George B. Escue, 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 as above set forth.

And we, John T. Miller and wife, Rosanna E. Miller, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alvin L. Escue and George B. Escue their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of June ~~May~~, 1964

John T. Miller

Rosanna E. Miller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, C. P. Shelton, Jr., a Notary Public in and for said County and State, the within named John T. Miller and wife, Rosanna E. Miller

the 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 2nd day of June 1964.

Commission expires January 24, 1966

C. P. Shelton, Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

JUN-25 CONV *3,000.00
JUN-25 S'TAX A* 2.55
JUN-25 W'DEED A* 4.00 * 6.55

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

John T. Miller and wife,

Rosanna E. Miller

TO

ALVIN L. ESCUE AND

GEORGE B. ESCUE

D00760

IDENTIF. REFERENCE

JUN 2 3 46 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

H. C. WEBB & SON
Insurance & Real Estate
914 NORTH FIRST ST, NASHVILLE, TENN. 37207
PHONE 262-0713

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF June 1964.

Deputy Register

STATE TAX $ 5.00
PROBATE $ .50
TOTAL $ 5.50

JUN 12 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 12 1964