2155

For and in consideration of the sum of $ 8,311.35

EIGHT THOUSAND THREE HUNDRED ELEVEN AND 25/100 - - - - - - - - - - - - **DOLLARS**

of which $1,000.00 has been paid in cash by the grantees herein, the receipt of which is hereby acknowledged, and for the remainder, the grantees assume and agree to pay the remaining unpaid balances of two notes dated August 14, 1950, executed by the grantors herein, payable to Guaranty Mortgage Company of Nashville, with interest, both principal and interest payable in monthly installments as set out therein; the first note being in the original amount of $6,800.00, and secured by a deed of trust of record in Book 1870, page 530, Register's Office for Davidson County, Tennessee; and the second note being in the original amount of $1,100.00 and future advances, and secured by a deed of trust of record in Book 1870, page 533, said Register's Office, both of the above debts were assigned to New York Life Insurance Company, by an instrument of record in Book 1900, page 105, said Register's Office,

we, James E. Hicks and wife, Nell F. Hicks,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT B. SMITH and wife, AILEEN RAE SMITH, 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. 87 on the Map of Valley Heights, as of record in Book 1424, page 149, Register's Office for said County.
Said Lot No. 87 fronts 73 feet on the easterly side of Hideaway Drive and runs back between lines 213.5 feet on the north line and 226.46 feet on the south line to a dead line in the rear or which it measures 74.19 feet thereon.
Being the same property conveyed to James E. Hicks and wife, Nell F. Hicks, by deed from A. A. O. Homes, Incorporated, of record in Book 1877, page 391, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1875, page 641, and reservations in Book 1877, page 393, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert B. Smith and wife, Aileen Rae Smith, their

heirs and assigns, forever.

And we do covenant with the said Robert B. Smith and wife, Aileen Rae Smith

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 the covenants above set out, and the 1953 taxes which the grantees are to pay and assume by same.

And we, James E. Hicks and wife, Nell F. Hicks

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert B. Smith and wife, Aileen Rae Smith, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 1st day of August, 19 54.

James E. Hicks

Nell F. Hicks

STATE OF ~~TENNESSEE~~ ILLINOIS
Davidson County of Champaign

Personally appeared before me, Jessie M. Holmes, a Notary Public in and for said County and State, the within named James E. Hicks and wife, Nell F. Hicks

the bargainor, 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 Champaign, Illinois, Tennessee, this 1st day of August, 19 54.

Commission expires Nov 25, 1954

Jessie M. Holmes
Notary Public

HERSEY

TENNESSEE COMPANY
NASHVILLE

LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

310 696 P 153
Plat 2 80 178

WARRANTY DEED

FROM

James E. Hicks et ux

TO

1106428

Robert B. Smith et ux

RETURN TO COUNTY REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

2155

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