K 2204

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, J. W. Butts and E. C. Vinson

have bargained and sold, and by these presents do transfer and convey unto the said G. Harrison Hix and wife, Estelle T. Hix, 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. 14 on the Map of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for said County.

Said Lot No. 14 fronts 72 feet on the south side of Springview Drive and runs back between lines, 196 feet on the west line and 227.6 feet on the east line to a dead line in the rear on which it measures 130 feet.

Being the same property conveyed to J. W. Butts and E. C. Vinson by deed from E. C. Vinson and wife, of record in Book 2139, page 513, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2096, page 1, 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 G. Harrison Hix and wife, Estelle T. Hix, their heirs and assigns, forever.

And we do covenant with the said G. Harrison Hix and wife, Estelle T. Hix 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 by 1953 taxes which the grantees assume and agree to pay.

And we, J. W. Butts and E. C. Vinson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said G. Harrison Hix and wife, Estelle T. Hix, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of November, 1953.

E. C. Vinson

J. W. Butts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named J. W. Butts and E. C. Vinson

the bargainors, 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 13th day of November, 1953

Commission expires July 11, 1956.

Nancy Junius Hicks
Notary Public

WARRANTY DEED

G-91740 dh FROM J. W. BUTTS AND E. C. VINSON

TO G. HARRISON HIX ET UX

REGISTERS OFFICE
PLEASE PUT NAMES AND ADDRESS ON BOX
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record NOV 18 1953
at 3:04 o'clock P.M.
Noted in Book 2170
Recorded in Book 2204
Recording Fee $ 2.00
MANUEL A. KLEIN, Register
By [illegible]

DOCUMENTARY

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HESSEY

G 413