K 2272

For and in consideration of the sum of $ 6,210.00,
- - - - SIX THOUSAND TWO HUNDRED TEN AND NO/100- - - - DOLLARS

Of which $1,100.00 has been paid in cash by the grantees herein, receipt of which is hereby acknowledged, and for the remainder grantees assume and agree to pay the remaining unpaid balance of a note executed by the grantors herein, dated January 6, 1950, payable to Guaranty Mortgage Company of Nashville, for the original amount of $5,700.00, with interest at 4% per annum, both principal and interest payable $30.10 monthly, and secured by deed of trust of record in Book 1796, page 515, Register's Office for Davidson County, Tennessee, we, James C. Wilson and wife, Ruth Woodard Wilson, - - -

have bargained and sold, and by these presents do transfer and convey unto the said L. A. HICKS and wife, FLORENCE E. HICKS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly part of Lot No. 146 of Block "O" on the Plan of the Lindsley Property, as of record in Plan Book 2, page 92, of the Chancery Court at Nashville.

Said part of said lot fronts 58 feet on the northerly side of Lillian Avenue and runs back between lines, along the westerly margin of 16th Street, 150 feet to an alley in the rear, measuring 57.8 feet thereon.

Being the same property conveyed to James C. Wilson and wife, Ruth Woodard Wilson, by deed from V. H. Brown and wife, of record in Book 1784, page 173, 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 L. A. Hicks and wife, Florence E. Hicks, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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 herein set out, and by 1954 taxes, which the grantees assume and agree to pay.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of March 1954.

James C. Wilson
Ruth Woodard Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JAMES P. WILSON, a Notary Public in and for said County and State, the within named James C. Wilson and wife, Ruth Woodard Wilson, 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 9th day of March 1954.

James P. Wilson
Notary Public

Commission expires July 6, 1954.

14709

WARRANTY DEED

FROM JAMES C. WILSON ET UX

TO L. A. HICKS ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 29 day of March 1954 at 11:57 o'clock A.M. and duly recorded in Book 1796 Page 515
Recording Fee $2.20
JAMES P. WILSON, REGISTER
By M. McGinley D.C.

TENNESSEE TITLE INSURANCE COMPANY
NASHVILLE

LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 545