K 2490

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, receipt of which is hereby acknowledged, we, Edward C. Maynard and wife, Stella Troxel Maynard,

have bargained and sold, and by these presents do transfer and convey unto the said Wilmer Eugene Nicks and wife, Jeanette H. Nicks

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. 57 on the Map of Horton Heights, Section VII, as of record in Book 2133, page 25, Register's Office for said County.
Said Lot No. 57 fronts 86 feet on the northerly side of Hillwood Boulevard and runs back 263 feet on the westerly line and 262 feet on the easterly line, to a dead line in the rear on which it measures 86 feet thereon.
Being the same property conveyed to Edward C. Maynard and wife, Stella Troxel Maynard, by deed from W. L. Hailey and wife, as of record in Book 2133, page 25, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 2106, page 178, 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 Wilmer Eugene Nicks and wife, Jeanette H. Nicks, their heirs and assigns, forever.

And we do covenant with the said Wilmer Eugene Nicks and wife, Jeanette H. Nicks 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.

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 hand s this 13th day of January, 19 56.

Edward C. Maynard

Stella Troxel Maynard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Edward C. Maynard and wife, Stella Troxel Maynard

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 16th day of January, 19 56

Commission expires April 23, 1958

L. D. Richards
Notary Public

(2)

G-106885-gh

WARRANTY DEED

FROM
EDWARD C. MAYNARD ET UX

TO
WILMER EUGENE NICKS ET UX

85266

REGISTER'S OFFICE
PLEASE PUT IN BOX AND MAIL TO

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of JAN A.D. 1956
at 11h o'clock A Page 499
Noted in Book 2 Page
Recorded in Book Fee $1.00
JAMES D. WILSON, Register
By Dept. Reg.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 89