BK 2634

For and in consideration of the sum of $ 1.00 ------------------------------------

------------------ ONE AND NO/100 ------------------DOLLARS

cash in hand paid by Marshel B. Hickerson and wife, Mary O. Hickerson, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, M. D. Hale and wife, Margaret C. Hale,

have bargained and sold, and by these presents do transfer and convey unto the said Marshel B. Hickerson and wife, Mary O. Hickerson,

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. 23 on the Plan of Highview Acres, as of record in Book 2331, page 52, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Marigold Drive at the corner of Lots Nos. 23 and 24; thence with the line between said lots southerly 159.8 feet to the north margin of the Powell Property; thence with Powell's north line, easterly 196 feet to the west margin of Aster Drive; thence with the margin of the same, northerly 125 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the south margin of Marigold Drive; thence with the margin of the same westerly 136 feet to the point of beginning.

Being part of the property conveyed to M. D. Hale and wife, Margaret C. Hale, by deed from H. Raymond Ligon and wife, et al, of record in Book 2045, page 147, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2444, page 35, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 52, which shows an Owner's Certificate, a 40-foot set-back line from Marigold Drive, and from Aster Drive and a 10-foot easement along the south rear line, and an anchor easement 2½x20 feet on Marigold Drive at the northwest corner.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marshel B. Hickerson and wife, Mary O. Hickerson, their heirs and assigns, forever.

And we do covenant with the said Marshel B. Hickerson and wife, Mary O. Hickerson, 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 taxes for 1957 which are assumed by the Grantees herein.

And we, M. D. Hale and wife, Margaret C. Hale, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marshel B. Hickerson and wife, Mary O. Hickerson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of January, 1957.

M. D. Hale

Margaret C. Hale

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth N. Thomson, a Notary Public in and for said County and State, the within named M. D. Hale and wife, Margaret C. Hale, 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 9th day of January, 1957.

Commission expires April 23, 1960

Elizabeth N. Thomson
Notary Public

WARRANTY DEED

FROM

M. D. HALE AND WIFE,
MARGARET C. HALE

TO 27754

MARSHEL B. HICKERSON AND WIFE,
MARY O. HICKERSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of Jan A.D. 1957 at 8:54 M.
Noted in Book 84 Page 412
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
Dpt. Reg.

PG 358