BK 2693

WARRANTY DEED

For and in consideration of the sum of ($10.00)

Ten and no/100 - DOLLARS

and other good and valuable considerations paid by John Oliver Hicks et ux, Dorothy R. Hicks, receipt of all of which is hereby acknowledged,

I, Frances Wilkinson Rodenhauser,

have bargained and sold, and by these presents do transfer and convey unto the said John Oliver Hicks and wife, Dorothy R. Hicks, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of the Henry Sperry Subdivision, of record in Book 974, page 21, Register's Office for said County.

Said Lot No. 23 fronts 111 feet on the northerly side of Hampton Avenue and runs back 200 feet on the easterly line and 200 feet 5 inches on the westerly line, with the easterly margin of Jordan, formerly Stokes, Avenue to the southerly line of Lot No. 44, measuring 123 feet 6 inches thereon.

Being the same property conveyed to Frances Wilkinson Rodenhauser by deed from C. B. Thomson and wife, Evelyn Thomson and Nellie E. Newman, of record in Book 1286, page 483, said Register's Office

David H. Rodenhauser, the husband of Frances Wilkinson Rodenhauser, joins in this deed for the purpose of waiving and relinquishing any marital rights which he might have in the said property but not otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Oliver Hicks and wife, Dorothy R. Hicks, their heirs and assigns, forever.

And I do covenant with the said John Oliver Hicks and wife, Dorothy R. Hicks that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., excepting for 1957 taxes, which have been prorated and are assumed by the purchasers.

And I, Frances Wilkinson Rodenhauser, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John Oliver Hicks and wife, Dorothy R. Hicks, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of July, 1957

Frances Wilkinson Rodenhauser

David H. Rodenhauser

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Geo. I. Waddey, a Notary Public in and for said County and State, the within named Frances Wilkinson Rodenhauser and David H. Rodenhauser

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 office, this 29th day of July, 1957

Commission expires 11/12/57

Geo. I. Waddey
Notary Public

GEO. I. WADDEY NOTARY PUBLIC DAVIDSON CO.

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