K 2855

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00),
cash in hand paid by Albert M. Maier and wife, Elvie M. Maier, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Albert M. Maier and wife, Elvie M. Maier of the balance owing First Federal Savings and Loan Association of Nashville under the terms of a deed of trust executed by Buford G. Hicks, to Louis R. Linx, Trustee, of record in Book 2358, page 447, Register's Office for Davidson County, Tennessee,

Buford G. Hicks, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Albert M. Maier and wife, Elvie M. Maier,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Map of Section One Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County.

Said Lot No. 110 fronts 110 feet on the north side of Farrell Parkway and runs back between lines 271.3 feet on the west line and 226.4 feet on the east line, to a dead line, measuring 118.8 feet thereon.

Being the same property conveyed to Buford, or Buford G, Hicks, by two deeds; one from Marjorie Hicks, of record in Book 2803, page 427, and the other from Roy W. Yearwood and wife, of record in Book 2335, page 431 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this the 17 day of November, 1958

Buford G. Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jack W. Lee, a Notary Public in and for the State and County aforesaid, personally appeared the within named Buford G. Hicks, unmarried, the Bargainor(s) with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this the 17th day of November 17, 1958

Jack W. Lee
Notary Public

My commission expires Aug. 22, 59

WARRANTY DEED
From Buford G. Hicks,
To 6779 Albert M. Maier, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of NOV A.D. 1958 at 8:20 o'clock A M.
Noted in Book 9 Page 267
Recorded in Book ____ Page ____
Recording Fee $2.20
JAMES P. WILSON, Register
By Mm Smalley D.R.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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