K 2880

WARRANTY DEED G-128858 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption by the Grantees herein of, and their agreement to pay, the principal balance now due, plus future interest, on a certain note, dated September 3, 1954, in the original sum of $12,300.00, payable in monthly installments of $68.39, including interest at 4½% per annum, beginning October 1, 1954, and ending September 1, 1979, and secured by a deed of trust of record in Book 2314, page 509, Register's Office of Davidson County, Tennessee,

EVERETT H. HICKCOX, JR. and wife, ELINOR H. HICKCOX

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

WILLIAM M. MARTIN and wife, LUCILLE S. MARTIN

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:

Being Lot No. 5 on the Map of Blackman Acres, as of record in Book 2083, page 92, Register's Office for said County.

Said Lot No. 5 fronts 90 feet on the north side of Blackman Road and runs back between lines, 258.5 feet on the west line and 341.6 feet on the east line to a dead line in the rear on which it measures 124.5 feet.

Being the same property conveyed to Everett H. Hickcox, Jr. and wife, Elinor H. Hickcox, by deed from A. R. Greene and wife, of record in Book 2297, page 143, 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, except as shown above.

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 9th day of March, 1959

Everett H. Hickcox, Jr.

Elinor H. Hickcox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Everett H. Hickcox, Jr. and Elinor H. Hickcox, 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, the 10th day of March, 1959

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

NOTARY PUBLIC DAVIDSON COUNTY

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