K 2904

Book 2904 Page 397

For and in consideration of the sum of---FOUR THOUSAND THREE HUNDRED AND 00/100 ($4,300.00)---------- DOLLARS of which sum Two Thousand One Hundred Forty-Four Dollars and Ninety Cents has been paid to us in cash, receipt of which is acknowledged, and for the balance the said Clarence E. Finney & Elsie Finney have assumed and agreed to pay a balance we owe to Mrs. Leona Cartwright on a first lien note amounting now to Two Thousand One Hundred Fifty-Five Dollars and Ten Cents, said lien being of record in Book 2198, Page 596, Register's Office for Davidson County, Tennessee, we, John M. Hicks and wife, Flora Lee Hicks,

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

Being the easterly 50 feet of Lot No. 16 on the plan of Trinity Heights, as of record in Book 332, page 4, Register's Office for said County.

Said part of Lot 16 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to John M. Hicks and wife, Flora Lee Hicks, by deed from Leona Cartwright, of record in Book 2198, Page 596, 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 Clarence E. Finney and wife, Elsie Finney, their heirs and assigns, forever.

And we do covenant with the said Clarence E. Finney and wife, Elsie Finney, 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 by a lien for taxes for the year 1959.

And we, John M. Hicks and wife, Flora Lee Hicks, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence E. Finney and wife, Elsie Finney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of April, 19 59.

John M. Hicks

Flora Lee Hicks

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kathryn Zaino, a Notary Public in and for said County and State, the within named John M. Hicks and wife, Flora Lee Hicks, 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 office, this 10th day of April, 19 59.

Commission Expires May 2, 1960.

Kathryn Zaino
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

Filed for record the 7 day of MAY A.D. 1959 at 12 o'clock M
Noted in book 93 Page 30
Recorded in Book 2904 Page 396

JAMES P. WILSON, Register
By Ann Lawrence, Deputy

Guarantee Title Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

FROM

John M. Hicks and Wife,
Flora Lee Hicks,

TO

Clarence E. Finney and
Wife, Elsie Finney.

V-8 31528

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