BK 2925

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ---------- ($10.00) ---------- *DOLLARS* cash in handpaid by H. A. Hickman, Jr. and wife, Ruth E. Hickman, and other good and valuable considerations, receipt of all of which ishereby acknowledged,

we, H. W. Lepley and wife, Evelyn Lepley *have bargained and sold, and by these presents do transfer and convey unto the said* H. A. Hickman, Jr. and wife, Ruth E. Hickman their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the westerly 55 feet of lot No. 12, of Block 10 on the Planof the Sylvan Park Land Company's Subdivision, as of record in book 332, page 104, Register's Office for said County.
Said part of lot No. 12 fronts 55 feet on the northerly side of Nebraska Avenue and runs back between parallel lines, with the easterlymargin of 48th Avenue North, 160 feet to an alley.
Being the same real property conveyed to H. W. Lepley and wife, Evelyn Lepley, by deed from Ernest C. Shirley and wife, dated July 31, 1952, filed July 31, 1952, and recorded in book 2090, page 59, 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 H. A. Hickman, Jr. and wife, Ruth E. Hickman their *heirs and assigns, forever.*

And we *do covenant with the said* H. A. Hickman, Jr. and wife, Ruth E. Hickman *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 for taxes for the year 1959 which are to be assumed by grantees.

And we, H. W. Lepley and wife, Evelyn Lepley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. A. Hickman, Jr. and wife, Ruth E. Hickman, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 15th *day of* July, 19 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H W Lepley

Evelyn Lepley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E B Walton, *a Notary Public in and for said County and State,* H. W. Lepley and wife, Evelyn Lepley

the within named 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* 22nd *day of* July, 19 59

E B Walton *Notary Public*

Commission expires Apr 22-1961

E. B. WALTON NOTARY PUBLIC DAVIDSON COUNTY

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