BK 2925

WARRANTY DEED

For and in consideration of the sum of Ten and no/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by H. W. Lepley and wife, Evelyn Lepley, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

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

Being lot No. 148 on the Planof part of West Grove Subdivision, as of record in book 421, page 109, Register's Office for saidCounty. Said lot No. 148 fronts 50 feet on the westerly side of 37th Avenue North and runs back between parallel lines 160 feet to an alley. Being the same real property conveyed to H. A. Hickman, Jr. and wife, Ruth E. Hickman, by deed from H. W. Lepley and wife, dated December 13, 1951, filed January 7, 1952, and recorded in book 2032, page 237, 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. W. Lepley and wife, Evelyn Lepley
their *heirs and assigns, forever.*

And we *do covenant with the said* H. W. Lepley and wife, Evelyn Lepley
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. A. Hickman, Jr. and wife, Ruth E. Hickman
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. W. Lepley and wife, Evelyn Lepley
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. A. Hickman Jr.
Ruth E. Hickman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E B Hatton, *a Notary Public in and for said County and State,* H. A. Hickman, Jr. and wife, Ruth E. Hickman
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 7th day of* July, *19* 59

E B Hatton, *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires Apr 22-1961

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