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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 - DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations,

the receipt of which is hereby acknowledged,

WE, G. P. HICKS AND WIFE, NANNIE MAE HICKS,

have bargained and sold. and by these presents do transfer and convey unto the said

H. H. MAUPIN AND WIFE, PAULINE H. MAUPIN

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being in the 3rd, formerly the 2nd Civil District of said County and State, being part of Lot No. 3 on the Plan of the Lands of General Alvin Gillem, deceased, as of record in Plan Book 1, page 141, Chancery Court of Nashville, described according to a copy of a survey by Wm. Collier Parrish, Associates, Civil Engineers, dated June 22, 1959, as follows: BEGINNING at a fence post in the north margin of Elm Hill Road, 305.1 feet west from the centerline of Emery Drive, being 79.5 feet west of the southwest corner of Lakeland Subdivision, of record in Book 2133, page 15, Register's Office; thence along a fence, North 64° 23' West 105.4 feet to a fence post; thence along a wire fence, North 0° 58' East passing through an 8 inch post, at 259.8 feet, a total distance of 267.2 feet to a point, being a 1 inch iron pipe; thence North 87° 38' West 243.2 feet to a 1 inch iron pipe at a post; and North 81° 23' West 49.7 feet to a post; thence along a fence, South 14° 09' East 124.2 feet to a fence post, and continuing with a wire fence, South 1° 57' West 195.5 feet to a fence post in the north margin of Elm Hill Road; thence with the margin of the same, South 87° 34' East 361.5 feet to the point of beginning.
Being part of the property conveyed to G. P. Hicks and wife, Nannie Mae Hicks, by deed from John L. Oliver and wife, as of record in Book 2901, page 417, said Register's Office.

The grantors herein, G. P. HICKS AND WIFE, NANNIE MAE HICKS, specifically reserve and retain the right of Ingress and Egress for Roadway purposes across the southeast triangular part of the land herein conveyed.

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. H. MAUPIN AND WIFE, PAULINE H. MAUPIN,

their heirs and assigns, forever.

And we do covenant with the said H. H. MAUPIN AND WIFE, PAULINE H. MAUPIN,

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.

And we, the grantors,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein,

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of June, 19 59

Nannie Mae Hicks G. P. Hicks

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named G. P. Hicks and wife, Nannie Mae 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 Nashville, Tennessee, this 26 day of June, 19 59

Commission expires: May 14th 1960

Jno. C. Jeffords Notary Public State at Large

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