BK 3026

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - Ten and No/100- ($10.00) - **DOLLARS**

Cash in hand paid by John T. Hicks and wife, Peggy T. Hicks, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Lee R. James and wife, Sarah B. James,

have bargained and sold, and by these presents do transfer and convey unto the said John T. Hicks, and wife, Peggy T. Hicks

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Sunny Acres, Section II, as of record in Book 2063, Page 39, Register's Office for said County.

Said Lot 13 fronts 135 feet on the northerly side of Windemere Drive and extends back between parallel lines 299.7 feet to a dead line.

Being the same property conveyed to Lee R. James and wife, Sarah B. James by deed from Ewing C. Harper, Jr. and wife, of record in Book 2707, Page 10, Register's Office for Davidson County, Tennessee.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John T. Hicks, and wife, Peggy T. Hicks

their **heirs and assigns, forever.**

And we **do covenant with the said** John T. Hicks and wife, Peggy T. Hicks

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, Lee R. James and wife, Sarah B. James

do further covenant and bind ourselves, our heirs, **and representatives, to warrant and forever defend the title to the said land to the said** John T. Hicks and wife, Peggy T. Hicks

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

Witness our **hand** s **this** 18th **day of** January **, 19** 60

/s/ Lee R. James

/s/ Sarah B. James

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Christine L. Bowman **, a Notary Public in and for said County and State, the within named** Lee R. James and wife, Sarah B. James

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 18th **day of** January **, 19** 60

My commission expires April 28, 1963

Christine L Bowman
Notary Public

PG 255