K 3071

WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)-----*DOLLARS*
cash in hand paid by Willis B. Grice and wife, Evelyne M. Grice, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Hal L. Hix and wife, Gladys Davis Hix

have bargained and sold, and by these presents do transfer and convey unto the said Willis B. Grice and wife, Evelyne M. Grice, their

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

Being part of Block 25 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County, described as follows:
Beginning on the southerly margin of Idaho Avenue at a point 60 feet west of the southwest corner of said Avenue and 50th Avenue North, formerly 9th Street; thence with the southerly margin of said Avenue westerly 50 feet; thence at right angles southerly 150 feet to the northerly margin of an alley; thence with said alley easterly 50 feet; thence at right angles northerly 150 feet to the beginning.
Being the same real property conveyed to Hal L. Hix and wife, Gladys Davis Hix, by deed from J. S. McSwiney and wife, dated November 5, 1959, filed November 6, 1959, and recorded in book 2992, page 533, 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 Willis B. Grice and wife, Evelyne M. Grice, their

heirs and assigns, forever.

And we *do covenant with the said* Willis B. Grice and wife, Evelyne M. Grice

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 1960 which prorated and assumed by the purchasers.

And we, Hal L. Hix and wife, Gladys Davis Hix

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Willis B. Grice and wife, Evelyne M. Grice, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 6th *day of* May, *19* 60, *the corporation party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hal L. Hix.
Gladys Davis Hix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E E Frazier, *a Notary Public in and for said County and State,* Hal L. Hix and wife, Gladys Davis Hix

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* 13 *day of* May, *19* 60

E E Frazier *Notary Public*

Commission expires May 4 - 1963

G 203