K 3157

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, receipt of which is hereby acknowledged and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated October 9, 1959, executed by the Grantors herein, payable to Guaranty Mortgage Company of Nashville, for the original sum of $11,850.00, with interest at 5-3/4% per annum, both principal and interest payable $69.20 monthly, beginning Nov. 1, 1959, final payment Oct. 1, 1989, and secured by a Deed of Trust of record in Book 2988, page 87, Register's Office for Davidson County, Tennessee; said debt having since been assigned to Federal National Mortgage Association, by Instrument of record in Book 3013, page 89, Register's Office.

we, H. GLENN NOLAND AND WIFE, FRANCES F. NOLAND

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

WILLIAM M. HICKS AND WIFE, RUTH HICKS

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

Being Lot No. 104 on the Plan of Primrose Acres, as of record in Book 2663, pages 106 and 107, Register's Office for said County.
Said lot fronts 100 feet on the west side of Ronnie Road and runs back between lines, 197.2 feet on the north line and 221.8 feet on the south line to a dead line in the rear on which it measures 60 feet.
Being the same property conveyed to H. Glenn Noland and wife, Frances F. Noland, by deed from Wright & Sadler, Inc., of record in Book 2964, page 299, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 2859, page 584, 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 WILLIAM M. HICKS AND WIFE, RUTH HICKS

THEIR heirs and assigns, forever.

And we do covenant with the said WILLIAM M. HICKS AND WIFE, RUTH 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. Except as hereinabove set-out.

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

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

Witness our hands this 19th day of October, 1960

H. Glenn Noland
H. Glenn Noland

Frances F. Noland
Frances F. Noland

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named H. Glenn Noland and wife, Frances F. Noland

the bargainors, 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 26th day of October, 1960

Commission expires October 28, 1963

B. W. Howard
Notary Public

96657

Warranty Deed
G-1401197 MC

From
H. GLENN NOLAND, ET UX

To
WILLIAM M. HICKS, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of OCT A.D. 1960 at 11:12 o'clock A.M.
Noted in Book 4172 Page 181
Recording Fee $2.25
JAMES P. WILSON, Register
By [illegible]

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LAWYERS TITLE INSURANCE CORPORATION

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