BK 3223

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - $10.00 - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Ferriss C. Bailey, Trustee, of record in Book 2108, page 149 and by instrument of correction of record in Book 2102, page 439, Register's Office for Davidson County, Tennessee,

We, Thomas S. Hickey and wife, Margaret M. Hickey,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Dorothy M. Upchurch, her

_____ 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, beingLot No. 165 on the Map showing R. W. Grissard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, and described as follows:

Beginning at a point in the northwesterly margin of Overlook Drive, the common corner of Lots 165 and 166; thence with the line between said two lots 180.0 feet in a northwesterly direction to a point in the southeast line of Lot 157; thence with the line between Lot 157 and 165 85 feet in a northeasterly direction to the common corner of Lots 164 and 165; thence with the line between said two lots 180.0 feet in a southeasterly direction to the northwest margin of Overlook Drive; thence along said margin 70.0 feet in a southwesterly direction to the point of beginning.

Being the same property conveyed to Thomas S. Hickey and wife, Margaret M. Hickey, by deed from Brandon L. Parker and wife, of record in Book 2694, page 133, 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 Mrs. Dorothy M. Upchurch, her

_____ heirs and assigns, forever.

And we do covenant with the said Mrs. Dorothy M. Upchurch

_____ 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, Thomas S. Hickey and wife, Margaret M. Hickey

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Dorothy M. Upchurch, her

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

Witness our hand s this 12th day of May, 1961

Thomas S. Hickey

Margaret M. Hickey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Thomas S. Hickey and wife, Margaret M. Hickey

_____

the bargainer 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 office, this 12th day of May, 1961

Commission expires FEB. 4, 1964

_____ Notary Public

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