BK 3225

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, paid by the grantees, the receipt of which is hereby acknowledged,

We, H. L. Smith and wife, Dorothy Smith

have bargained and sold, and by these presents do transfer and convey unto the said William R. Hicks and wife, Gracie T. Hicks, their

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

Land in Davidson County, Tennessee, being lot No. 6 on the Plan of Bell Knob, as of record in book 2854, page 116, Register's Office for said County.

Said lot No. 6 fronts 128.1 feet on the easterly side of Lawing Drive and extends back 417.7 feet on the northerly line and 425.2 feet on the southerly line to a dead line, measuring 92 feet thereon.

Being the same real property conveyed to H. L. Smith and wife, Dorothy Smith, by deed from Union Trust Company, dated January 12, 1961, filed January 18, 1961, and recorded in book 3178, page 345, said Register's Office.

This conveyance is made subject to restrictions of record in book 3127, page 43, Register's Office, Davidson County, Tennessee, and ten-foot easement for public utilities along the easterly line of premises, 10- foot easement for drainage, easement for natural gas line across premises, anchor easement at the northwest corner of premises, 40-foot building setback line from Lawing Drive, and conditions of owner's certificate, as shown on plan of record in book 2854, page 116, Register's Office for Davidson County, Tennessee, and easement for right-of-way, Rule No. 38342, of record in Minute Book 100, page 315, First Circuit Court at Nashville, 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 William R. Hicks and wife, Gracie T. Hicks, their

heirs and assigns, forever.

And we *do covenant with the said* William R. Hicks and wife, Gracie 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.*, except for the 1961 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, H. L. Smith and wife, Dorothy Smith

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William R. Hicks and wife, Gracie T. Hicks, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 11th *day of* May, *19* 61.

H. L. Smith

Dorothy Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* H. L. Smith and Dorothy Smith

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* 11th *day of* May, *19* 61.

Hugh J. Bradley *Notary Public*

Commission expires April 21, 1963.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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