K 3256

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 August 19, 1959, executed by the Grantors herein, payable to Provident Trust Company for the original sum of $14,000.00, with interest at 5-3/4% per annum, both principal and interest payable $98.30 monthly, beginning October 1, 1959, and secured by a Deed of Trust of record in Book 2979, page 314, Register's Office for Davidson County, Tennessee, said debt having since been assigned to Kansas City Life Insurance Company, by instrument of record in Book 2979, page 313, said Register's Office.

We, OLIVER N. SMITH AND WIFE, ERNA C. SMITH

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

CARLOS H. HICKS AND WIFE, WILLIE C. 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. 49 on the Plan of Bonnie Brae, Section II, as of record in Book 4556, page 143, Register's Office for said County.

Lot fronts 157.8 feet on the southerly side of Nesbitt Drive and extends back between lines 150 feet on the westerly line and 172.3 feet on the easterly line to a dead line, on which it measures 237.45 feet.

Being the same property conveyed to Oliver N. Smith and wife, Erna C. Smith, by deed from Elbert Grade and wife, of record in Book 2979, page 147, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 4556, page 143, as amended in Book 4798, page 623, 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 CARLOS H. HICKS AND WIFE, WILLIE C. HICKS

their heirs and assigns, forever.

And we covenant with the said CARLOS H. HICKS AND WIFE, WILLIE C. 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 mentioned; we, the grantors

do hereby covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the right to the aforesaid to the said grantees

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

Witness our hand s this 28th day of July, 1961

Oliver N. Smith

Erna C. Smith

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, B. H. Howard, a Notary Public in and for said County and State, the within named Oliver N. Smith and wife, Erna C. Smith

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 28th day of July, 1961

Commission expires October 28, 1963

B.H. Howard Notary Public

F-3511

Warranty Deed

G-14977 mas

From

OLIVER N. SMITH, ET UX

To

CARLOS H. HICKS, ET UX

REGISTERS OFFICE
CASE PUT IN THE NASH. TITLE CO. BOX

Filed 2:37 July 29 1961 Book 3256 Page 131

Recorded in Book 3256 Page 131

Recording Fee $2.00

JAMES P. WILSON, REG.

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