K 3285

For and in consideration of the sum of $10.00

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

cash in hand paid by PAUL L. HICKS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, RALPH B. HICKS, JUANITA HICKS COLSON, our 1/3 undivided interest each

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Attached.

Being in the 14th, formerly 24th Civil District of said County, being the larger part of Tract No. 6 and a small part of Tract No. 11 on the map of the Henry Floto Land, as of record in Book 421, page 147, Register's Office for said County, described partly according to a drawing made by C. J. Carney, Surveyor, dated Sept. 7, 1961, as follows:

BEGINNING at a point in the center line of Lake Louise Road, 216.7 feet north of the north line of the Blankenship Land, which Blankenship's corner is about 500 feet north from Graves Point Road and which Lake Louise Road and boundary line was set forth in an Agreement between the Hicks Heirs and W. H. Farmer and wife, and shown by instrument of record in Book 2807, page 232, Register's Office; thence leaving said Lake Louise Road north 88° 30' east 360 feet to a point; thence south 1° 30' east 200 feet to the north line of the Blankenship Tract; thence with Blankenship's north line north 88° 30' east 1075.5 feet to a point in the Lee Krantz lands; thence with Krantz' line, north 2° east 3498 feet to a stake in the line of the John Ray Lands; thence with his line, north 88° west 1468.5 feet to a point at a double black oak in the east right of way of an old road shown on the Plan of the Henry Floto Estate, as of record in Book 421, page 147, said Register's Office; thence along the easterly right of way line of said old road as follows: south 10° west 221.1 feet; south 23° 30'west 462 feet; south 41° west 115.5 feet; south 78° west 151 feet; south 41° west 145.2 feet; south 72° 45' west 49.5 feet; north 78° 30' west 247.5 feet; south 74° 30' west 66 feet; south 58° west 173.3 feet to a point; thence leaving said old road, south 2° west 664 feet to the center line of Lake Louise Road and in the easterly line of the Farmer Lands; thence along the center line of Lake Louise Road as follows: south 53° east 700 feet; south 48° 42' east 50 feet; south 45° 47' east 50 feet; south 42° 28' east 50 feet; south 38° 59' east 50 feet; south 35° 43' east 50 feet; south 32° 55' east 50 feet; souh 28° 39' east 50 feet; south 25° 52' east 50 feet; south 23° 47' east 600 feet; south 16° 16' east 50 feet; south 9° 16' east 50 feet; south 1° 21' east 50 feet; south 9° 10' west 50 feet; south 19° 02' west 50 feet; south 27 ° 27' west 250 feet to the point of beginning, containing 148.48 acres more or less, but excluding however a rectangle out of the southwest corner of the same as shown on said Carney Survey.

Being property vested in Ralph B. Hicks, Juanita Hicks Colson and Paul L. Hicks, as the only children and in Nora F. Hicks as the surviving widow of Robert Bryan Hicks, who died intestate in 1957.

AND LIKEWISE, Nora F. Hicks, the widow of Robert Bryan Hicks joins in this deed to convey all her right, title and interest both dower and homestead and all other marital rights as the surviving widow of Robert Bryan Hicks, deceased.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do farther 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 25th day of September, 1961

Ralph B. Hicks
Ralph B. Hicks

Juanita Hicks Colson
Juanita Hicks Colson

Nora F. Hicks
Nora F. Hicks

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Geo E Dover, a Notary Public in and for said County and State, the within named Ralph B. Hicks and Juanita Hicks Colson and Nora F. Hicks

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 25 day of September, 1961

Commission expires 2/16/63

Geo E Dover
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

From 63651

RALPH B. HICKS, ET AL

To

PAUL L. HICKS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of OCT A.D. 1961 at 3:33 o'clock P.M.
Noted in Book 1660 Page 353
Recorded in Book 3285 Page 352
Recording Fee $2.00
JAMES P. WILSON, Register
By Emma Sanders D.R.

Published by
TENNESSEE TITLE COMPANY

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