K 3529

WARRANTY DEED

FOR AND in consideration of the sum of ONE ($1.00) DOLLAR, and for the purpose of creating in my wife, VIOLETTE CLEMENTS MITCHELL HICKS, an estate to her sole and separate use, free from the marital claims of her present or any future husband, both during her lifetime and after her death, I, HENRY CLAY HICKS, have bargained and sold and by these presents do transfer and convey unto the said VIOLETTE CLEMENTS MITCHELL HICKS, her heirs and assigns, all of my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 71 and 72 on the Plan of Pleasant View Subdivision of Mrs. McCombs' property, as of record in Book 421, page 134, Register's Office for said County.

Said Lots Nos. 71 and 72 front together 100 feet on the southerly side of East Radnor, formerly Beymer, Street and run back 179.3 feet on the westerly line and 179 feet on the easterly line to an alley, measuring 100 feet thereon.

Being the same property conveyed to Henry Clay Hicks and wife, Violette Clements Mitchell Hicks, by deed from Richard Marshall, Trustee, of record in Book 3499, page 587, 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 VIOLETTE CLEMENTS MITCHELL HICKS, to her sole and separate use, and free from the marital claims of her present or any future husband, her heirs and assigns, forever. And I do covenant with the said VIOLETTE CLEMENTS MITCHELL HICKS, that I am lawfully seized and possessed of said interest in said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, HENRY CLAY HICKS, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said VIOLETTE CLEMENTS MITCHELL HICKS, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 21 day of March, 1963.

Henry Clay Hicks
HENRY CLAY HICKS

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