K 3537

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100- -($10.00)- - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged:

We, Taft W. Manning and wife, Alma S. Manning have bargained and sold, and by these presents do transfer and convey unto the said James S. Hicks and wife, June K. Hicks their 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, being the northerly part of Lot No. 150 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for said County.

Said part of said Lot No. 150 fronts 60 feet on the southerly side of Saturn Drive, and runs back between lines 213.6 feet, more or less, on the easterly side and 204.4 feet, more or less, on the westerly side to the northerly margin of the proposed right-of-way of Briley Parkway, measuring 90 feet, more or less, thereon.

This tract is improved and known as 1319 Saturn Drive, Nashville, Tennessee. Being part of the same property conveyed to Taft W. Manning and wife, Alma S. Manning by deed from M. D. Hale and wife, of record in Book 1733, page 448, 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 James S. Hicks and wife, June K. Hicks their heirs and assigns, forever.

And we do covenant with the said James S. Hicks and wife, June K. 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.

And we, Taft W. Manning and wife, Alma S. Manning do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James S. Hicks and wife, June K. Hicks their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of May, 1963

Taft W. Manning
Taft W. Manning

Alma S. Manning
Alma S. Manning

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