BK 3613

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by Olene Hix, hereinafter referred to as the GRANTEE, and other good and vaulable considerations, receipt of which is hereby acknowledgee, and in the further consideration of the assumption by the said GRANTEE, of the balance owing First Federal Savings and Loan Association of Nashville, as evidenced by a deed of trust to T. J. Holman, Jr., Trustee, of record in Book 2827, page 253, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions thereof, we, Garland B. Nipp and wife, Melissa Washer Nipp, hereinafter referred to as the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said Olene Hix, for her sole and separate estate, free from the contracts, debts, liabilities and any marital rights, of her present, or any future husband, with full power to mortgage, sell or convey the hereinafter described property, the same as though she were a feme sole, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

DOCUMENTARY

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Elm Hill Acres, Section 1, as of record in Book 2231, page 67, Register's Office for said County.

Said Lot No. 54 fronts 75 feet on the north side of Jade Drive and runs back between lines 225 feet on the east line and 231.8 feet on the west line, which is a broken line, to a dead line in the rear on which it measures 70 feet. This property is improved and known as 2118 Jade Drive, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at Fourth, Nashville 3, Tennessee.

Being the same property conveyed to Garland B. Nipp and wife, Melissa Washer Nipp by deed from Clarence E. Elrod and wife, Elaine C. Elrod, of record in Book 2803, page 629, 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 GRANTEE, her heirs and assigns, forever. And we do covenant with the said GRANTEE 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 further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful

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