K 3616

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ ----------10.00----------

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

Cash in hand and other good and valuable considerations, the receipt of which is hereby acknowledged , assuming and agreeing to pay the unpaid balance of a deed of trust executed by William S. Hixson, Jr. and wife, Itura B. Hixson, to Miller Kimbrough Trustee, dated May 12, 1955, filed May 13, 1955, and recorded in Book 2412, page 7, Register's Office for Davidson County, Tennessee.

we, William S. Hixson, Jr. and wife, Itura B. Hixson

have bargained and sold, and by these presents do transfer and convey unto the said T. J. Roberts and wife, Maxie M. Roberts

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 Lot No. 46 in Rainbow Terrace, Section 5, of record in book 2133, page 72, Register's Office for said County.
Said Lot No. 46 fronts 115 feet on the westerly side of Randy Road and runs back between lines 468.2 feet on the north line and 466.3 feet on the south line to a dead line in the rear and measuring 115.05 feet thereon.
Being the same real property conveyed to William S. Hixson, Jr. and wife, Itura B. Hixson, by deed from B.C. & E. Builders, Inc., dated May 12, 1955, filed May 13, 1955, and recorded in book 2399, page 69, Register's Office.
This tract is improved and known as 128 Randy Road, Madison, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. J. Roberts and wife, Maxie M. Roberts their heirs and assigns, forever.

And we do covenant with the said T. J. Roberts and wife, Maxie M. Roberts 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 for aforementioned deed of trust balance

And we, William S. Hixson, Jr. and wife, Itura B. Hixson do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to the said land to the said T. J. Roberts and wife, Maxie M. Roberts their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of August, 1963

/s/ William S. Hixson Jr.
Itura B. Hixson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Hixson, Jr. and wife, Itura B. Hixson

the bargainor s 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 August, 1963

Commission expires April 25, 1967

/s/ Jo Carol Smith

G 177