12500

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

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

cash in hand and other good and valuable considerations paid, the receipt of all of which is hereby acknowledged,

we, RODNEY L. FOX AND WIFE, VIVIAN C. FOX,

have bargained and sold, and by these presents do transfer and convey unto the said JOHNNIE G. HICKS AND WIFE, MARY C. HICKS,

their heirs and assigns, a certain tract or parcel of land in ~~Davidson County, State of Ten~~ the 10th Civil District of Davidson County, Tennessee,

BEING Lot No. 44 on the Plan of Goodlettsville Heights, Section 4, as of record in Book 2133, Pages 43 and 44, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Alta Loma Road at the corner of Lots Nos. 44 and 45; thence with said Road southwardly 230 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 42.7 feet to a concrete monument on the northerly margin of Draper Drive; thence with said Drive, eastwardly 194 feet; thence north 23° 18' west 168 feet to the corner of lots Nos. 44 and 45; thence with the line between said two lots, westwardly 194 feet to the beginning.

BEING the same real property conveyed to Rodney L. Fox and wife, Vivian C. Fox, by deed from V. L. Fox, dated February 27, 1958, filed March 5, 1958, and recorded in Book 2740, Page 429, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnnie G. Hicks and wife, Mary C. Hicks, their heirs and assigns, forever.

And we do covenant with the said Johnnie G. Hicks and wife, Mary C. 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. except for 1964 taxes which have been pro-rated and assumed by Grantees.

And we, Rodney L. Fox and wife, Vivian C. Fox, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Johnnie G. Hicks and wife, Mary C. Hicks, their heirs and assigns against the lawful claims of all persons. whomsoever.

Witness our hands this 25 day of July, 19 64

Rodney L. Fox

Rodney L. Fox

Vivian C. Fox

Vivian C. Fox

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred S. Ramsay, a Notary Public in and for said County and State, the within named Rodney L. Fox and wife, Vivian C. Fox,

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 Madison, Tennessee, this 25 day of July, 1964

Commission expires My Commission Expires AUG. 1, 1965

Fred S. Ramsay
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
RODNEY L. FOX ET UX

TO
JOHNNIE G. HICKS ET UX

43484

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 28 8 45 AM '64

RECORDED IN BOOK 109 PAGE 584
RECORDING FEE $ 2.00
DEP. REG. XX

RAMSAY REALTY & AUCTION CO.
MADISON, TENN. 865-3351

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 28 1964

STATE TAX $ 1825
PROBATE 50
TOTAL $ 1925

JUL 28 1964