WARRANTY DEED *Mid-State Closing Co.*

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS ($ 10.00),

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

WE, JAMES L. CARTER AND WIFE, JANIE S. CARTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BILLY C. HIX AND WIFE, VEEDA GERALDINE HIX

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in the County, of Davidson State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of the Re-Subdivision of Lots 99 and 102, revision of Section I, Sunset View, of record in Book 3500, Pages 82, Register's Office for said County, to which reference is made for a more complete description.

Being a part of the same property conveyed to James Leonard Carter and wife Janie Sandusky Carter, by deed from Herman McCallum, Unmarried, of record in Book 3558, Page 21, and the other to James L. Carter and wife, Janie S. Carter from Herman McCallum of record in Book 3645, Page 129, Register's Office for Davidson County, Tennessee.

James Leonard Carter and wife, Janie Sandusky Carter are one and the same persons as James L. Carter and wife, Janie S. Carter.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Restrictions and easement of record and taxes for 1964, which are prorated and assumed by the grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 6th day of August, 1964

James L Carter
James L. Carter

Janie S. Carter
Janie S. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James L. Carter and wife, Janie S. Carter

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, the 6th day of August, 1964

C.O. Ingram
Notary Public

My commission expires: July 20, 1965

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

WARRANTY DEED M.S.

From

JAMES L. CARTER AND WIFE,

JANIE S. CARTER

To

BILLY C. HIX AND WIFE,

VEEDA GERALDINE HIX

File: Home Federal Loan

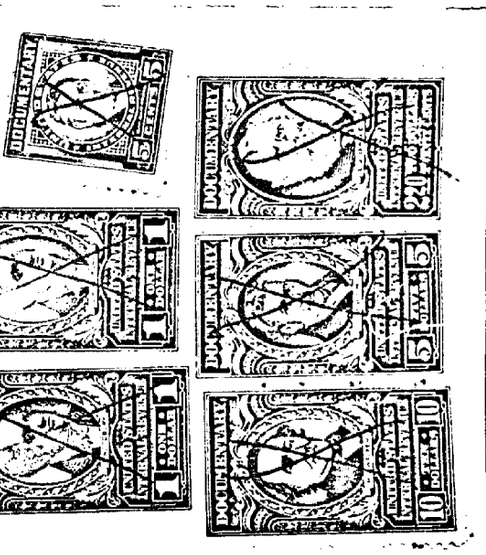
45660

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 11 3 14 PM '64

NOTED: BOOK 129 PAGE 43
RECORDING FEE $ 2.00
DEP. REG. _____

200



PAID AUG 11 1964
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
R. E. WORRALL

AUG 11 1964

STATE TAX $ 36.25
PROBATE 50
TOTAL $ 36.75