This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, Tennessee

WARRANTY DEED

BOOK 4158 PAGE 552

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W.L. Hicks	Same	Map 118-1
(NAME:) 911 Villa Place	(NAME:) Same	Par. 211
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------Ten and no/100----------*DOLLARS*

cash in hand paid by W.L. Hicks and wife, Bernice Hicks, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, J.A. Fusse, *have bargained and sold, and by these presents do transfer and convey unto the said* W.L. Hicks and wife, Bernice Hicks *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 139 and the westerly 4 feet of lot No. 140 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said lot No. 139 and the westerly part of lot No. 140 front together 54 feet on the southerly side of Montrose Avenue and extend back 168.7 feet on the westerly line and 170 feet, more or less, on the easterly line to a 10 foot alley in the rear, measuring 54 feet thereon.

Being the same real property conveyed to J.A. Fusse and wife, Lula Mai Fusse, by deed from J.J. Solomon, Et Ux, and W.R. Malone, Et Ux, of record in Book 2638, page 293, said Register's Office. The said Lula Mai Fusse, having since passed away.

This is improved (X) unimproved ( ) property, known as 1003 (House Number) Montrose Avenue (Street) Nashville, Tennessee (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W.L. Hicks and wife, Bernice Hicks, *their heirs and assigns, forever.*

And I *do covenant with the said* W.L. Hicks and wife, Bernice Hicks, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except 1967 taxes which have been prorated and assumed by W.L. Hicks, Et Ux.

And I, J.A. Fusse, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* W.L. Hicks, and wife, Bernice Hicks, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 3rd *day of* August, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J.A. Fusse

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.A. Fusse

the within named bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 19 67.

Notary Public

Commission expires 1/22/71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

PAID AUG 4 - 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

AUG 4 1967

STATE TAX $ 1.95
PROBATE .50
TOTAL $ 1.95

Please mail to Leon Rubin, Attorney, 1808 Hayes St - Nashville, Tennessee

WARRANTY DEED

FROM J.A. Fusse

TO W.L. Hicks Et Ux

82627

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 4 9 40 AM '67

NOTED: BOOK 117 PAGE 63
RECORDING FEE $ 3.00
DEP. REG. N

DOCUMENTARY DOCUMENTARY

Guaranty Bank & Trust Company
Kansas City, Missouri