1536

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ One Thousand Two Hundred - - - - - - - - - - - - - - - - ($1,200.00) - - - - - - - - - - - - DOLLARS

paid in cash by W. F. Hawkins and wife, Florence Hawkins, the receipt of which is hereby acknowledged, I, Thomas Irwin,

have bargained and sold, and by these presents do transfer and convey unto the said W. F. Hawkins and Florence Hawkins, and 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. 70 on the map showing subdivision of certain lots in Block "A", "B" and "C" of the Weakley Home Place, as of record in Book 547, page 12, R. O. D. C. Tennessee. Said lot No. 70 fronts 80 feet on the southerly side of Sharpe, formerly Weakley. Avenue, and runs back between parallel lines, 250 feet to a dead line, and being the same property conveyed to Thomas Irwin, by deed of record in Book 620, page 111, R. O. D. C. Tenn.

[redacted]

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. F. Hawkins and Florence Hawkins, and their heirs and assigns, forever.

And I do covenant with the said W. F. Hawkins and Florence Hawkins 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.

And I 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. F. Hawkins and Florence Hawkins, and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17 day of October, 194 7.

Thos Irwin

STATE OF TENNESSEE
Davidson County —

Personally appeared before me, E. Lynch, a Notary Public in and for said County and State, the within named Thomas Irwin, an unmarried man,

the 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 17 day of October, 194 7.

E. Lynch
Notary Public

Commission expires Oct. 17, 1950

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