WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 -

FIVE AND NO/100 - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of FOUR THOUSAND ONE AND 88/100 DOLLARS ($4001.88) secured by a Deed of Trust executed by Vernon Joe Perry to Louis R. Linx, Trustee, of record in Book 1388, page 214, to secure First Federal Savings & Loan Association of Nashville, one note, dated July 30, 1946, for $5,100.00, with interest at 4% per annum, both principal and interest payable $37.73 monthly.

We, J.B. Dixon and wife, Bessie P. Dixon,
have bargained and sold, and by these presents do transfer and convey unto the said
W.F. Hawkins and wife, Florence Hawkins, 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 Lots Nos. 23 and 24 on the Map of Beaumont Place, of record in Book 332, page 38, Register's Office for said County.
Said Lots adjoin and front together 112 feet on the easterly side of Manchester Avenue and run back between lines, 163 feet on the north line of Lot No. 24 and 160 feet on the south line of Lot No. 23, along the north line or margin of Beaumont Street, to an alley in the rear on which they measure 110 feet 6 inches.
Being the same property conveyed to J.B. Dixon and wife, Bessie P. Dixon, by deed from Elizabeth B. Shelton and wife, of record in Book 1712, page 317, said Register's Office.

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

And we do covenant with the said W.F. Hawkins and wife, Florence Hawkins
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 as noted above.

And we, J.B. Dixon and wife, Bessie P. Dixon
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W.F. Hawkins and wife, Florence Hawkins, their
heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of April, 19 50.

J.B. Dixon

Bessie P. Dixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J.P. Stallworth, Jr., a Notary Public in and for said County and State, the within named J.B. Dixon and wife, Bessie P. Dixon

the bargainor, 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 22nd day of April, 19 50

Commission expires January 12, 1952

J.P. Stallworth Jr.
Notary Public