For and in consideration of the sum of $ 12,500.00 Twelve Thousand Five Hundred & No/100- DOLLARS

Cash in hand paid by James D.Hawkins and wife,Helen C.Hawkins, receipt of which is hereby acknowledged,

We,J.B.Cripps and wife, Susie B.Cripps have bargained and sold, and by these presents do transfer and convey unto the said James D.Hawkins and wife, Helen C.Hawkins

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. 108 on the Map of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 108 fronts 82.3 feet on the west side of Blue Hills Drive and runs back between lines 192.3 feet on the north line and 192.5 feet on the south line to a dead line in the rear on which it measures 82.3 feet.

Being the same property conveyed to J.B.Cripps and wife, Susie B. Cripps, by deed from McFarland Heights, Inc., of record in Book 1939, page 491, 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 James D.Hawkins and wife, Helen C.Hawkins heirs and assigns, forever.

And we do covenant with the said James D.Hawkins and wife, Helen C.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 the 1951 taxes which have been pro-rated and assumed by the Grantees.

And we, J.B.Cripps and wife, Susie B.Cripps do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James D.Hawkins and wife, Helen C.Hawkins their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of August, 1951.

J.B. Cripps

Susie B. Cripps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, a Notary Public in and for said County and State, the within named J.B.Cripps and wife, Susie B.Cripps

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 2nd day of August, 1951

Commission expires May 1, 1954

Lawrence D. Richards
Notary Public

RETURN TO TENNESSEE TITLE CO.

44513

WARRANTY DEED

FROM

J.B.Cripps et ux

TO

James D.Hawkins et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6th day AUG. A. D. 1951
at 3:27 o'clock P M
Noted in Book 76 Page 196
Recorded in Book ___ Page ___
Recording fee $2.00
JAMES P. WILSON, Register
By M. McKinley Dep. Reg.

RETURN TO TENNESSEE TITLE CO.

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