K 2033

For and in consideration of the sum of $10.00 -

TEN AND NO/100 - DOLLARS cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and for other good and valuable considerations, including the assumption of and agreement to pay by the grantees herein the remaining unpaid balance of a note dated December 21, 1951, executed by the grantors herein, in the original principal amount of $2,750.00, with interest at 6% per annum, said note with interest payable to Fidelity Federal Savings & Loan Association in monthly installments of $30.54 each, and secured by deed of trust of record in Book 2065, page 337, Register's Office for Davidson County, Tennessee, we, SALLIE E. BEAN BIRDWELL and husband, LEE BIRDWELL, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES S. HAWKINS and wife, ANNA BELL HAWKINS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 134 and 135, on the unrecorded Map of Section One, Anderson Estates, being a re-subdivision of Tracts Nos. 1 and 13 of the Anderson Tract, of record in Book 1130, page 37, Register's Office for said County, and described according to an unregistered copy of a survey thereof, made by Anderson & Gee, Surveyors, August 5, 1946, as follows:

BEGINNING at a point in the west margin of McArthur Drive, the corner of Lots 135 and 136; thence with the line between said lots, westerly 150 feet to a point, a corner of Lot 146; thence along the rear lines of Lots 146 and 148 and Lots 134 and 135, southerly 100 feet to a point, a corner of Lots 133 and 149; thence with the line between Lots 133 and 134, easterly 150 feet to the west margin of McArthur Drive; thence with the margin of the same, northerly 100 feet to the beginning.

Being property vested in Sallie E. Bean Birdwell and husband, Lee Birdwell, as tenants by the entirety, by deed from Sallie E. Bean Birdwell to Lee Birdwell, of record in Book 2023, page 609, 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 Charles S. Hawkins and wife, Anna Bell Hawkins, their heirs and assigns, forever.

And we do covenant with the said Charles S. Hawkins and wife, Anna Bell 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 herein shown.

And we, Sallie E. Bean Birdwell and husband, Lee Birdwell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles S. Hawkins and wife, Anna Bell Hawkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of January, 1952.

x Sallie E Bean Birdwell
Sallie E. Bean Birdwell

Lee Birdwell
Lee Birdwell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ed A Beasley, a Notary Public in and for said County and State, the within named Sallie E. Bean Birdwell and husband, Lee Birdwell, the bargainors, 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 5th day of January, 1952

Commission expires April 6, 1955

Ed A Beasley
Notary Public

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WARRANTY DEED
G-5317% - MB

FROM
SALLIE E. BEAN BIRDWELL et vir
LEE BIRDWELL

TO
CHARLES S. HAWKINS et ux,
ANNA BELL HAWKINS

58322

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
Jan 7 1952 at 2:10 P.M.
Book 2074 Page 200
Register

Published by

MERRY 10M 11-49

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