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WARRANTY DEED Form 1601 Published by Tennessee Title Company

For and in consideration of the sum of $ 9,200.00 -

Nine Thousand Two Hundred and No/100 - **DOLLARS**
Cash in hand paid by Ben M. Hawkins, Jr. and wife, Martha Ann Hawkins, the receipt of which is hereby acknowledged,

M. & M. HOMES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/~~es~~ transfer and convey unto the said**
Ben M. Hawkins, Jr. and wife, Martha Ann Hawkins
their ~~heirs~~ **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 Lot No. 50 on the Plan of Marlin Meadows, Section 2, as of record in Book 1835, page 127, Register's Office for said County, and described as follows:

Beginning at a point on the southeasterly margin of Coggin Pass, at the common corner of Lots 49 and 50; thence with the line between said lots southeasterly 147.16 feet to a corner of Lot 46; thence with the line between Lots 46 and 50, southerly 31.2 feet to a corner of Lot 45; thence with the line between Lots 45 and 50, southwesterly 142.4 feet to the northeasterly margin of Berwick Trail; thence with the margin of the same northwesterly 114.3 feet to the beginning of a curve; thence along said curve, northerly 34.56 feet to a point on the easterly margin of Coggin Pass; thence with the margin of the same, northeasterly 121.3 feet to the beginning.

Being part of the property conveyed to M. & M. Homes, Inc., by deed from Herschel Greer, Trustee, of record in Book 2084, page 415, 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 Ben M. Hawkins, Jr. and wife, Martha Ann Hawkins
their **heirs and assigns, forever.**

And it does ~~do~~ covenant with the said Ben M. Hawkins, Jr. and wife, Martha Ann Hawkins
that it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.**

And M. & M. Homes, Inc.
~~do~~/~~es~~ **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Ben M. Hawkins, Jr. and wife, Martha Ann Hawkins
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF M. & M. HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 17th day of February 1953.

M & M. Homes Inc.

ATTEST:

By: E. F. Marlin pres.
E. F. Marlin, President

W. R. Nancy
W. R. Nancy, Secretary

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

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