K 2138

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

- - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged, we

John B. Lawler and wife, Lavergne Ross Lawler

have bargained and sold, and by these presents do transfer and convey unto the said James Edward Haskins and wife, Dorothy Pauline Haskins

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. 33 of Block "B" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 33 fronts 80 feet on the westerly side of Azalea Place and runs back between lines, 121.7 feet on the north line, 101.2 feet on the south line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to John B. Lawler and wife, Lavergne Ross Lawler, by deed from Arch Bishop, Jr., and wife, Eleanor Earls Bishop, of record in Book 1583, page 191, said Register's Office.

Subject to restrictions of record in Book 1165, page 627, Register's Office for said County.

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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 Edward Haskins and wife, Dorothy Pauline Haskins their heirs and assigns, forever.

And we do covenant with the said James Edward Haskins and wife, Dorothy Pauline Haskins 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 taxes for 1953 which are pro rated and assumed by the purchaser

And we, John B. Lawler and wife, Lavergne Ross Lawler 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 Edward Haskins and wife, Dorothy Pauline Haskins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of March, 19 53

John B. Lawler

Lavergne Ross Lawler

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