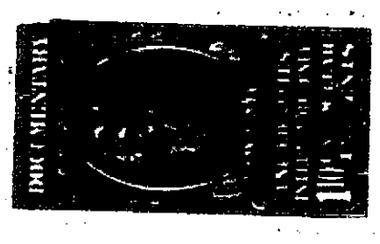
K 2247

WARRANTY DEED Form 1003 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00, -DOLLARS

TEN-AND-NO/100 -

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid of a note in the original amount of $9500.00, dated July 1, 1953, executed by the grantors herein, payable to Union Trust Company, with interest at 5% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 2206, page 553, Register's Office for Davidson County, Tennessee, said debt having been assigned to the Lincoln National Life Insurance Company by an instrument of record in Book 2210, page 194, said Register's Office.




we, J. H. Hopkins and wife, Ruby H. Hopkins,

have bargained and sold, and by these presents do transfer and convey unto the said George P. Howell and wife, Cleora B. Howell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Block "H" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Argle Avenue 100 feet north of the north margin of Madison Boulevard; thence northerly 100 feet to a point; thence easterly 160.25 feet to a point; thence southerly 101.4 feet to a point which is 93.6 feet north of the north margin of Madison Boulevard; thence westerly 160.25 feet to the point of beginning.
Being the same property conveyed to J. H. Hopkins and wife, Ruby H. Hopkins, by deed from Howard K. Williamson and wife, of record in Book 2151, page 391, 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 George P. Howell and wife, Cleora B. Howell, their heirs and assigns, forever.

And we do covenant with the said George P. Howell and wife, Cleora B. Howell 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 hereinabove set out, and by 1954 taxes which the grantees herein assume and agree to pay.
And we, J. H. Hopkins and wife, Ruby H. Hopkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George P. Howell and wife, Cleora B. Howell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of February, 19 54.

J. H. Hopkins

Ruby H. Hopkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. A. Walden, a Notary Public in and for said County and State, the within named J. H. Hopkins and wife, Ruby H. Hopkins, 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 Madison, Tennessee, this 13th day of February, 19 54.

Commission expires My Commission Expires May 6, 1954

J. A. Walden
Notary Public

G 597