K 2273

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of six hundred and no/100 ($600.00) DOLLARS which has been paid in cash by Alvin Hawkins and wife, Mildred Hawkins, the receipt of which is hereby acknowledged, we, L. R. Green and wife, Pearl A. Green, have bargained and sold, and by these presents do transfer and convey unto the said Alvin Hawkins and wife, Mildred Hawkins, and their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Located in the 14th Civil District of Davidson County, being part of the old W. S. Whiteman place; described as follows:

Beginning at a stone and hickory tree at the Bidwell, Merritt and Moore corner, the old J. J. Harper and Moore place; this corner being at the southerly point of the triangular tract herein conveyed; running north-easterly about 300 ft. to a waterfall in a little creek, crossing the creek at the waterfall and running on in a northeasterly line in all 1055½ ft. from the beginning corner to a stone at a fence in the rear of W. J. Merritt's home place; running thence westerly to a stone and feince in Merritt's west line 557½ ft. to a corner in J. J. Harper's east line; this being the N. W. corner of this triangular tract; running thence southerly along the east line of Harper's place and Yaney's place and L. R. Green's place to the beginning point, covering a distance of 891 feet from the N. W. corner of this triangular tract to the southerly or beginnin corner, this triangular tract containing 6 acres, more or less; without any house on the same, but being a part of the land that L. R. Green had heretofore cultivated.

And being the same tract of land conveyed to the undersigned, L. R. Green and wife, Pearl A. Green, by dee from W. J. Merritt and wife, Rosa G. Merritt, of record Book 1716, Page 156, Register's Office for Davidson County, Tennessee.

The Grantors herein reserve unto themselves, their heirs and assigns, a perpetual easement or right to use water for stock out of the creek on the above described tract of land at a place mutually satisfactory to Grantors and Grantees.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alvin Hawkins and wife, Mildred Hawkins, and their heirs and assigns, forever.

And we do covenant with the said Alvin Hawkins and wife, Mildred 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 1954 taxes which are assumed by Grantees.

And we, L. R. Green and wife, Pearl A. Green, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alvin Hawkins and wife, Mildred Hawkins, and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of April, 19 54

L R Green

Pearl a Green

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