K 2301

WARRANTY DEED Form 101 Prepared by Tennessee Title Company

For and in consideration of the sum of $ 1.00 ONE AND NO/100 DOLLARS cash in hand paid by Hoyt H. Hawkins and wife, Dorothy Jean Hawkins, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Central Mortgage Company, a Tennessee corperation, has bargained and sold, and by these presents do transfer and convey unto the said Hoyt H. Hawkins and wife, Dorothy Jean Hawkins, 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. 377 on the Map of Crieve Hall Estates, Section Five, as of record in Book 2133, page 91, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Central Mortgage Company by deed from Crieve Hall Estates, Inc., of record in Book 2274, page 126, and in Book 2276, page 417, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2277, page 110, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 91, which shows an Owner's Certificate, certain easements and set-back lines.

The warranties herein are limited to the sale price of the above described lot without improvements, this being the grantors sole interest in said property.

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

And Central Mortgage Company does covenant with the said Hoyt H. Hawkins and wife, Dorothy Jean Hawkins, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it. and the same is unencumbered.

And Central Mortgage Company does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said Hoyt H. Hawkins and wife, Dorothy Jean Hawkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Central Mortgage Company has caused this instrument to be executed by its duly authorized officers on this the 8th day of October, 1954.

ATTEST:

By: [signature] Secretary

CENTRAL MORTGAGE COMPANY

By: [signature] President

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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