K 2440

For and in consideration of the sum of Ten & NO/100ths -
($10.00) DOLLARS
cash in hand paid by SYDNEY DALTON and wife, MAY HERBERT DALTON, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Ernest M. Hawkins and wife, Annie Mae Hawkins have bargained and sold, and by these presents do transfer and convey unto the said SYDNEY DALTON and wife, MAY HERBERT DALTON, their 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 lots Nos. 232, 233 and the easterly 7½ feet of lot No. 231 on the map of Richland Realty Company's Subdivision, as of record in Book 332, page 92, Register's Office for said County.
Said lots Nos. 232, 233 and the easterly part of lot No. 231 front together 107½ feet on the northerly side of Central Avenue and run back between parallel lines 200 feet, more or less, to an alley.
Being the same property conveyed to Ernest M. Hawkins and wife, Annie Mae Hawkins by deed from E. F. Langford and wife, of record in Book 1907, page 631, said Register's Office.

Taxes for 1955 to be paid by purchasers, same having been pro-rated as of date hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SYDNEY DALTON and wife, MAY HERBERT DALTON, their heirs and assigns, forever.

And we do covenant with the said SYDNEY DALTON and wife, MAY HERBERT DALTON, 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 herein before set out.

And we, Ernest M. Hawkins and wife, Annie Mae Hawkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said SYDNEY DALTON and wife, MAY HERBERT DALTON, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of July, 1955

Ernest M Hawkins
Annie Mae Hawkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, LOUISE C. CASH, a Notary Public in and for said County and State, the within named Ernest M. Hawkins and wife, Annie Mae Hawkins 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 office, this 7th day of July, 1955

Commission expires July 24, 1957

Louise C. Cash
Notary Public



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of JUL A.D. 1955
at ... o'clock
Noted in Book ... Page ...
Recorded in Book ... Page ...
Recording fee $2.00
JAMES P. WILSON, Register
By M. M. ... Dpt. Reg.

63515
WARRANTY DEED
FROM
Ernest M. Hawkins Et Ux
TO
Sydney Dalton Et Ux

G 4