K 2449

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00
- - - - - - - - TEN AND NO/100 - **DOLLARS**

Cash in hand paid by Joseph H. Hawkins and wife, Doris C. Hawkins, and other good and valuable considerations, receipt of which are hereby acknowledged,

Southland Construction Company, a Tennessee Corporation, has

have bargained and sold, and by these presents do transfer and convey unto the said Joseph H. Hawkins and wife, Doris C. 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. 94 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, said Register's Office.

Said Lot No. 94 fronts 82 feet on the south side of Hibbitts Road, and runs back between parallel lines, 177.8 feet to a dead line in the rear measuring 82 feet thereon.

Being part of the same property conveyed to Southland Construction Company, a Tennessee Corporation, by deed from Andrew Ewing, Trustee, of record in Book 2396, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2297, page 194, Register's Office for said County.

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

And Southland Construction Company, does **covenant with the said** Joseph H. Hawkins and wife, Doris C. Hawkins **that it is 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 1955 which are pro rated and assumed by the grantee herein;

And Southland Construction Company, does **further covenant and bind itself, its successors and assigns, to warrant and forever defend the title** to the said land to the said Joseph H. Hawkins and wife, Doris C. Hawkins **their heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Southland Construction Company, has caused this instrument to be executed by its duly authorized officer this 7th day of September, 1955.

SOUTHLAND CONSTRUCTION COMPANY

By: Albert Ewing
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

G 5